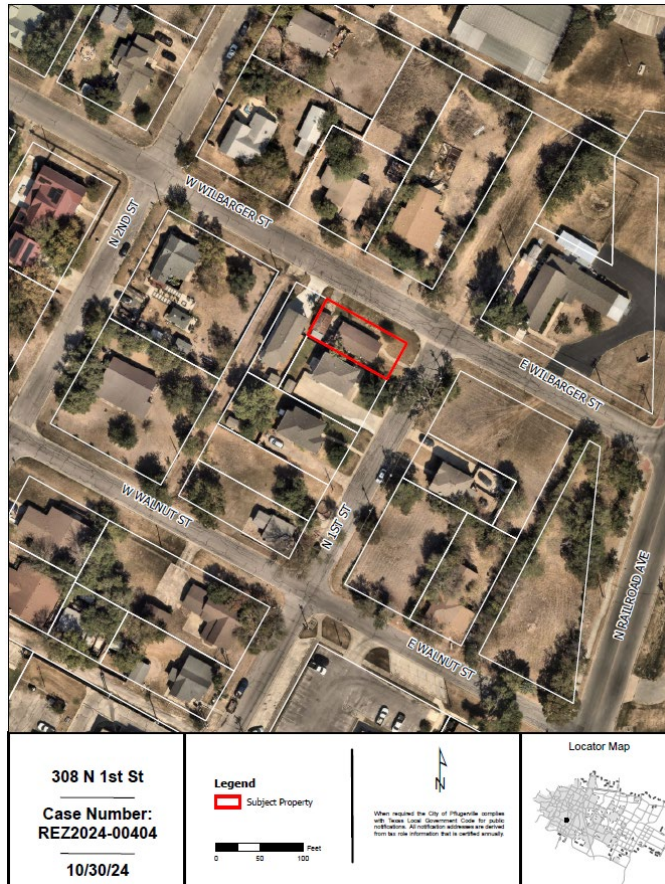

STAFF REPORT

Planning & Zoning:	2/3/2025	Staff Contact:	Michael Patroski, Senior Planner
City Council:	2/25/2025	E-mail:	michaelp@pflugervilletx.gov
Case No.:	2025-0119	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an 0.0826-acre tract of land known as Lot 4, Block 10, Town of Pflugerville Subdivision, from Single Family Suburban (SF-S) to Neighborhood Services (NS) be known as the 308 N 1st Street Rezoning (REZ2024-00404).

LOCATION:
The subject tract is located at 308 N 1st Street.



Location Map

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BACKGROUND/REQUEST:

The subject tract consists of one platted lot, being lot 4, Block 10, Town of Pflugerville Subdivision, totaling 0.0826-acres. The lot was platted in 1904 as part of the George Pfluger Addition. The subject tract was annexed into the city in 1965 (ORD1-65-09-20). The property was rezoned to Single Family in 1984 (ORD 178-84-06-06) and became part of the Downtown District Overlay in 2020 (1465-20-10-27).

The subject property is located within the North Transitional Compatibility Zone of the Downtown District Overlay. The North Transition Compatibility Area includes eight separate properties individually identified by Travis Central Appraisal District Property Id: 276146, 276147, 276127, 276126, 276125, 276124, 276123, 276122 located north of Pecan, generally along the west side of N. 1st Street, between Main Street and W. Wilbarger Street. These properties are located within the Transitional Compatibility Zone of the Downtown District as identified in the Unified Development Code.

Downtown Core Sub-district and Transitional Compatibility Zone (TCZ). The Downtown Core Sub-district is situated within the center of the Downtown District Overlay, whereby the applicable development requirements are specifically tailored to the existing gridded street pattern and redevelopment potential. The Downtown Core Sub-district further provides for a Transitional Compatibility Zone (TCZ), which provides for specific development regulations relating to architecture, parking, site design, building height, and landscaping, to ensure improved compatibility with the surrounding residential neighborhood.

On 1/6/2025 The Planning and Zoning Commission voted in favor of a Comprehensive Plan Amendment to reclassify the Future Land Use Designation of this subject from Suburban Residential to Mixed-Use Neighborhood. This change in future land use designation is intended to assist with appropriate non-residential development within the Downtown District.

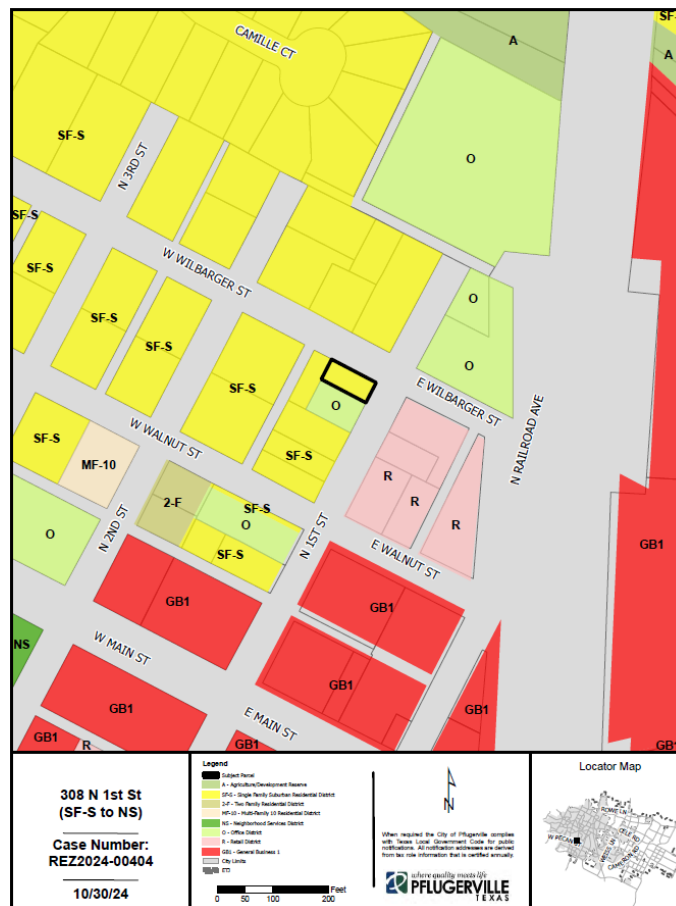
The lot is currently developed with an existing residential home. The applicant is seeking to rezone the subject lot to the Neighborhood Services (NS) zoning district.

SURROUNDING ZONING AND LAND USE:

The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

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Adjacent	Zoning District	Use	Comprehensive Plan
North	Single-Family Suburban Residential (SF-S)	Residential Home	Suburban Residential
East	Retail (R)	Vacant	Suburban Residential
South	Office (O)	State Farm Office	Suburban Residential
West	Single-Family Suburban Residential (SF-S)	Residential Home	Suburban Residential



Existing Zoning Map

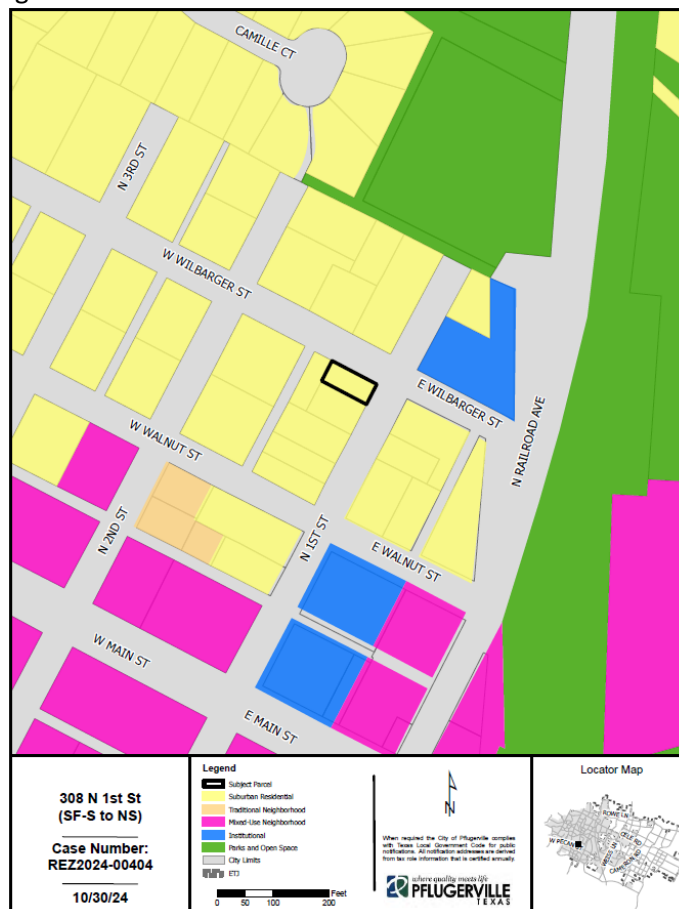
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FUTURE LAND USE MAP:

The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan, adopted in 2022, identifies the area as Suburban Residential. The comprehensive plan describes the proposed future land use for the subject tract as follows:

SUBURBAN RESIDENTIAL:

The Suburban Residential land use category is intended to create a suburban atmosphere. According to the Comprehensive Plan, clustering should be encouraged to preserve open space and environmentally sensitive areas. Development standards should ensure adequate open space and efficient roadway and pedestrian connectivity to schools, neighborhood amenities, and parks. Supporting nonresidential uses should be similar in scale to the residential properties, including appropriate landscaping and buffering, and be located on major thoroughfares. The Suburban Residential land use category is intended for 100-percent single-family type development with an ability for nonresidential provided as civic/recreation at major collectors or arterial roadways when serving the nearby neighborhood.



Aspire Pflugerville 2040 Future Land Use Map

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The subject property is part of a current Future Land Use Amendment to change the FLU category to Mixed-Use Neighborhood.

MIXED-USE NEIGHBORHOOD:

Mixed-Use Neighborhood development incorporates different uses such as office, retail, commercial and residential in one area. Mixed-use development can be either vertical or horizontal. Vertical mixed-use describes a single structure with multiple uses within the structure. Typically retail or office is located on the ground floor while residential or office utilizes the upper floors. Horizontal mixed-use describes multiple uses next to each other in a single development or in close proximity. Uses can be located within a single structure, or in separate buildings adjacent to each other. These developments are intended to encourage users to not rely on vehicles and promote a pedestrian friendly experience. By mixing uses and having them in proximity, developments are more walkable than traditional suburban commercial development. These types of developments generally incorporate amenities like plazas, public seating, and pedestrian features.

CENTRAL DISTRICT:

The subject property is additionally located within the Central District of the Aspire Pflugerville 2040 Comprehensive Plan. Among the Central District aspirational actions, emphasis is provided on the development of locally owned businesses and dining options, walkability, context sensitive design, and fostering communications and relationships within established neighborhoods. The Central District is envisioned to have a diversity of housing and seek opportunities for aesthetic improvements of older commercial centers.

TRANSPORTATION:

The subject property is located at 308 N 1st Street, at the southwest intersection of 1st Street and W. Wilbarger Street. Both 1st Street and W. Wilbarger Street are 60' right-of-ways designated as local roadways. Local streets generally serve exclusively residential land uses, with a few exceptions serving small retail or mixed-use developments. These streets are intended to provide access to land and operate at low speeds, providing access to higher classification streets. When parking is allowed on these facilities, vehicles yield to one another to pass.

PROPOSED ZONING:

The applicant is requesting to rezone the subject lot to the Neighborhood Services (NS) zoning district.

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NEIGHBORHOOD SERVICES (NS):

This district is established as a limited retail category intended for use by residents of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, free-standing retail structures, such as convenience stores and neighborhood oriented personal service establishments. Sites zoned "NS" should be located on a thoroughfare and generally utilize a site adjacent to one or more logical neighborhood service areas.

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UTILITY PROVIDERS:

The subject tract is located within City of Pflugerville's water and wastewater service area.

STAFF RECOMMENDATION:

The proposed zoning district of Neighborhood Services is consistent with the 2040 Aspire Pflugerville Comprehensive Plan and meets the goal of supporting development of locally owned business. The subject property being located in the Downtown District Overlay will furthermore assist in promoting walkability and economic viability of the area, helping the immediate area reach the goal of developing 10-minute neighborhoods.

For these reasons, staff recommends approval of the request to rezone the subject tract from Single Family Suburban (SF-S) to Neighborhood Services (NS)

NOTIFICATION:

Notification was published in the Pflugerville Pflag newspaper, notification letters were mailed to property owners within 500 feet of the subject tract, and one (1) sign was posted on the right of way frontages along the tract. At time of publication of this staff report, staff has not received any written statements.

ATTACHMENTS:

- Staff Report
- Location Map
- Zoning Map
- Future Land Use Map
- Mixed-Use Neighborhood Future Land Use
- Neighborhood Services (NS) Development Standards

STAFF REPORT

SUBJECT SITE PHOTOGRAPHS:

