

**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	2/6/2023	<b>Staff Contact:</b>	Kristin Gummelt, Planner I
<b>City Council:</b>	2/14/2023	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.:</b>	2022-4-PUD	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to amend the Hill Country Bible Church Planned Unit Development (PUD) district approved in Ordinance 1478-21-02-03 and consisting of approximately 48.126-acre tract of land located at the southeast corner of E. Pflugerville Parkway and Wilke Ridge Lane intersection along the south side E. Pflugerville Parkway Travis County, Texas to be known as Hill Country Bible Church PUD Amendment (2022-4-PUD).

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**LOCATION:** The subject property is located southeast of the intersection of E. Pflugerville Parkway and Wilke Ridge Lane intersection along the south side of E. Pflugerville Parkway.

**Location Map**



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**BACKGROUND/REQUEST:** The subject property is an approximate 48.126-acre tract of land, that was platted in 2021. In January 2021, the property was rezoned from Retail (R) and General Business 1 (GB1) to a Planned Unit Development (PUD). This is intended to be developed as a walkable horizontal mixed-use development.

The development is proposed to be mixed-use in nature with age-restricted multifamily that is currently developing in phase 1 and retail uses along E. Pflugerville Parkway in future phases. The commercial uses follow the Retail (R) zoning district requirements. The church limited the uses in the retail area to: Business Services, Clinic, Day care Facilities, Office (Administrative, Medical, or Professional), Personal Services, Place of Worship, Restaurant (excludes business where alcohol sales exceed 50% of gross receipts), Retail Sales and Services and Assisted Living (includes Memory Care and Critical Care). At the church’s request the following uses have been expressly prohibited: Payday lenders, pawn shop, automotive repair, sexually oriented businesses, and business that are public nuisances.



The applicant is proposing the additional use of Veterinary Clinic for the treatment of domesticated animals. The use is defined within the PUD document to limit the activities of the veterinary clinic. This use will be subject to the development regulation of the Retail (R) zoning district including but not limited to setbacks and buffer requirements.

**SURROUNDING ZONING AND LAND USE:** The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

Adjacent	Zoning District	Use	Comprehensive Plan
North	PUD	Highland Park single-family neighborhood	Mixed-Use Neighborhood

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South	SF-S	Swenson Farms single-family neighborhood	Suburban Residential
East	A, SF-MU	Single-family home and Cardinal Crossing townhome development	Mixed- Density Neighborhood and Traditional Neighborhood
West	SF-S	Park Place at Heatherwilde single family neighborhood	Suburban Neighborhood

**ZONING HISTORY:** The subject property was annexed into the city in 1999 (ORD No. 549-99-06-08) and zoned to a district called Agriculture/Conservation (A) district. In 2001 (ORD No. 641-01-07-10), the property was rezoned to districts called Transitional Business (TB), General Business (GB), and Single Family Residential (RS1). In 2004, the single-family zoned area was rezoned to Transitional Business (ORD No. 738-04-01-10). In 2007, the zoning district nomenclature changed which adjusted Transitional Business to the current Retail (R) district and General Business was divided into two districts, resulting in the subject property becoming General Business 1 (GB-1). In 2021, the property was rezoned to Planned Unit District (PUD) by Ordinance 1478-21-02-03.

**PROPOSED ADJUSTMENTS:** The applicant is proposing an additional use of a veterinary clinic defined in the PUD as:

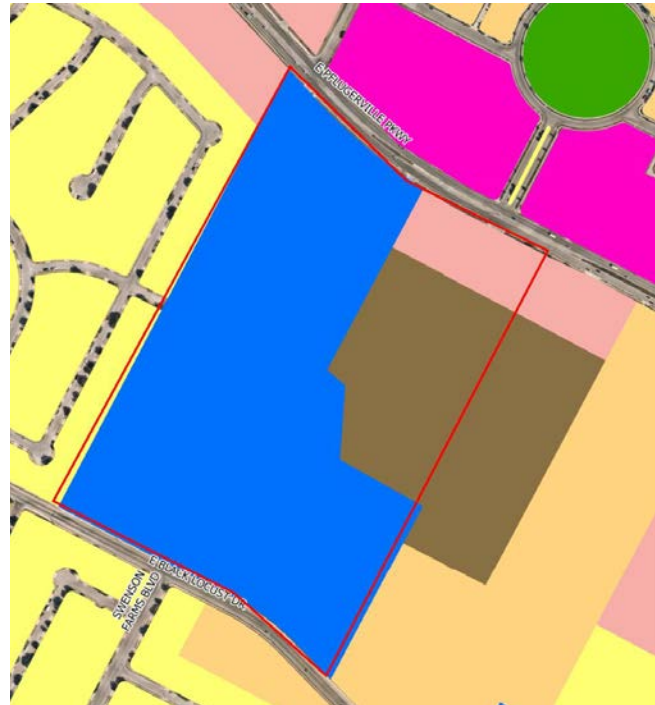
Veterinary Clinic: A facility where a licensed veterinarian maintains treatment facilities for the boarding and medical or surgical treatment of diseased or injured animals such as dogs, cats, or other domestic animals. The clinic will not house animal kennels outdoors and will not leave animals outdoors overnight.

The veterinary clinic will be subject to the same design requirements as the other permitted uses within the PUD. The applicant is proposing 4,000 square feet of the total building towards this use with an approximate 1,120 sf outdoor exercise area for the animals to use during the daytime. This use will not allow for general boarding or a pet daycare and the outdoor space will be limited to daytime exercise of animals receiving treatment. There will be no outdoor kenneling of animals.

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**COMPREHENSIVE PLAN:**

The Aspire Pflugerville 2040 Plan identifies this development as mixture of Mixed-Density Neighborhood and Neighborhood Retail/Office/Commercial. The portion of the PUD along E. Pflugerville Parkway is identified as Neighborhood Retail/Office/Commercial. Appropriate primary uses within this land use include Neighborhood Office and Commercial and Neighborhood Shopping Center, with conditional primary uses listed as Mixed-Use, Neighborhood Scale and Mixed-Use Community Scale. This land use traditionally serves the convenience retail, service, office, and institutional needs of the surrounding community. Development is generally small- or medium scale development ranging from 1,500 square feet to 45,000 square feet and one to two stories in height.



**STAFF RECOMMENDATION:** Staff recommends approval of the request to add veterinary clinic as an approved use to the Hill Country Bible Church PUD. The base zoning for the nonresidential portion of the PUD is Retail (R) zoning. Retail zoning in the Unified Development Code (UDC) allows by right the land use Animal Establishment, Commercial. The UDC provides the following definition for the Animal Establishment, Commercial use: A facility that provides goods or care services for animals and pets, such as medical care, boarding, grooming, and training. This definition includes pet daycare facilities, animal shelters, and veterinarian clinics; however, this definition excludes a pet store as it is classified as retail sales and service. A Animal Establishment, Commercial is categorized into two subgroups, minor and major. A minor facility must provide for all operations indoors, which excludes outdoor runs or kennels. A major facility may have outdoor operations or accessory components, such as kennels and runs.

This use as defined by the UDC allows for a broader range of services that can be offered at this type of establishment. The PUD narrows the scope of this use to that of a clinic maintained by a licensed veterinarian for the treatment of diseased or injured animals.

The additional land use will be subject to the same design regulations as laid out in the PUD document and the UDC for Retail (R) zoning. The use is compatible with the other permitted uses within the PUD and meets the intent of the Aspire 2040 Plan for the area.

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**NOTIFICATION:**

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and three (3) signs were posted on the property. At time of staff report, no inquiries were received. At the time of staff report, staff has received three inquiries about the amendment. The resident were inquiring about the change but gave no feedback on the proposed change.

**ATTACHMENTS:**

- Letter to City Council
- Notification Map
- Subject Site Photos
- Redline PUD Development Standards (attached separately)

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**APPLICANT LETTER:**



Pamela Madere  
(512) 236-2048 (Direct Dial)  
pmadere@jw.com

October 28, 2022

City Council  
Planning & Zoning Commission  
City of Pflugerville  
100 E. Main Street, Suite 500  
Pflugerville, TX. 78660

Re: Text Amendment to Ordinance No. 1478-21-02-09 Known As the Hill Country Bible Church Planned Unit Development (the "HCBC PUD").

Dear City Council Members and Commissioners:

As authorized by the Hill Country Bible Church dba Parkway Bible Church, Sparrow Partners and S.A.M. Medical Properties, LLC (the "Owners"), we are submitting a text amendment to the HCBC PUD in order to add veterinarian clinic as an allowed use under Section B.1. Permitted Uses on Lots 2 and 4, which will be item "j" under the list of permitted uses. The veterinarian clinic use is defined under the Pflugerville Unified Development Code (the "UDC") as:

"A facility where a licensed veterinarian maintains treatment facilities for the boarding and medical or surgical treatment of diseased or injured animals such as dogs, cats or other domesticated animals."

The veterinarian clinic will be located on Lot 4 of the HCBC PUD as shown on Exhibit "A" of the site plan and renderings and will comprise 4,000 square feet out of the total retail building.

The clinic will only provide temporary boarding of the domesticated animals that are undergoing treatment at the facility and will not be used for general boarding of animals. A small outdoor exercise area consisting of approximately 1,116 feet will be located behind the clinic which will only be used for dogs to relieve themselves and not for any other purpose. The outdoor area will be enclosed with a six (6) foot fence of similar materials as the clinic, or limestone walls with pre-cast stone cap and cement fiber board horizontal siding infill panels. The proposed use will comply with all the provisions of the HCBC PUD and the UDC.

Sincerely,



Pamela Madere

Attachment Exhibit A: Lot 4 revised site plan with proposed Phase 1 clinic facility renderings



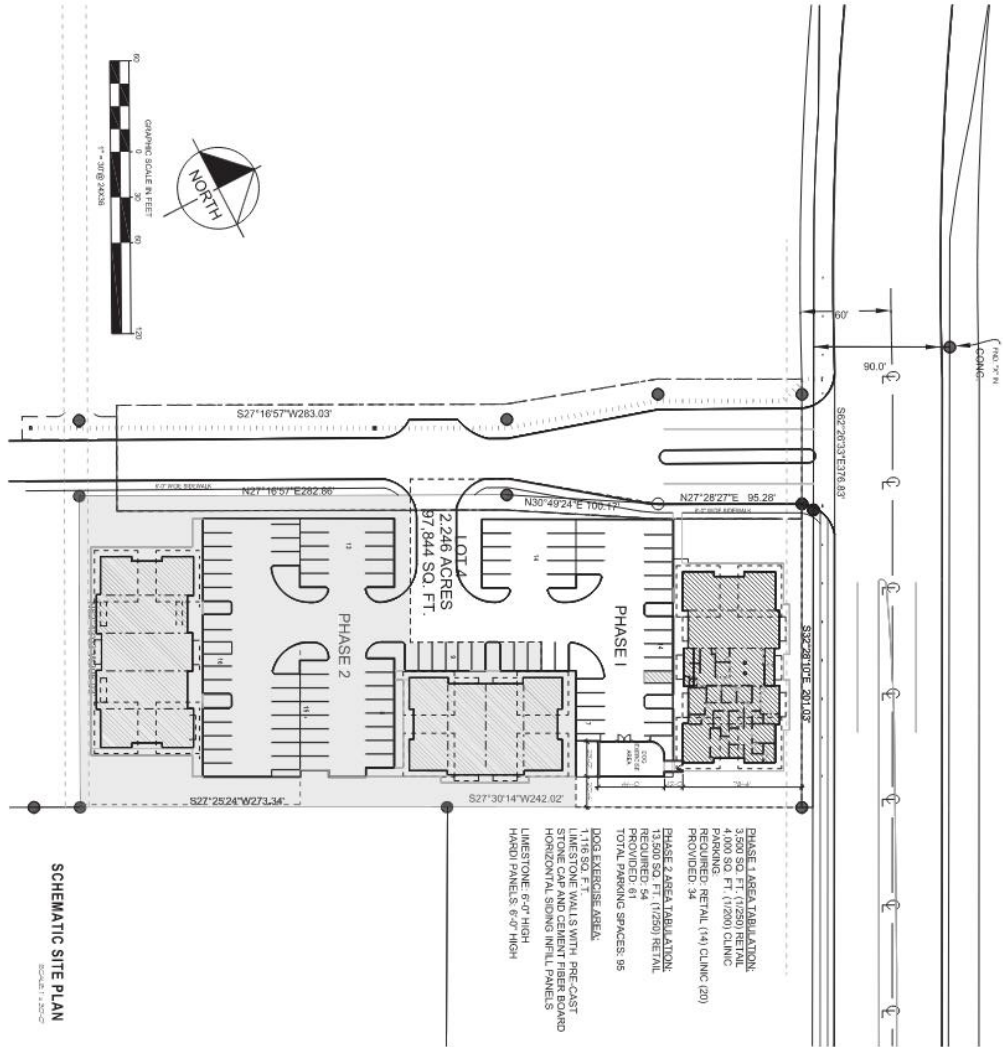
Pflugerville  
Planning and Zoning  
Commission

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Overall Site Plan



<p><b>ELASBER ARCHITECTURAL, INC.</b>                  ARCHITECTURE DESIGN / PLANNING                  10000 W. STATE HIGHWAY 100, SUITE 100                  PFLUGERVILLE, TEXAS 78660                  TEL: 781-233-8800                  WWW.ELASBERARCHITECTURAL.COM</p>		<p><b>NOT FOR CONSTRUCTION FOR THE FINAL PLAN</b></p>															
<p><b>PHASE 1- PFLUGERVILLE ANIMAL CLINIC &amp; PHASE 2-A RETAIL/OFFICE DEVELOPMENT</b>                  SITE 4-HILL COUNTRY BIBLE CHURCH SUBDIVISION                  PFLUGERVILLE PARKWAY                  PFLUGERVILLE, TEXAS</p>																	
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Rendering NE 3



Rendering SW



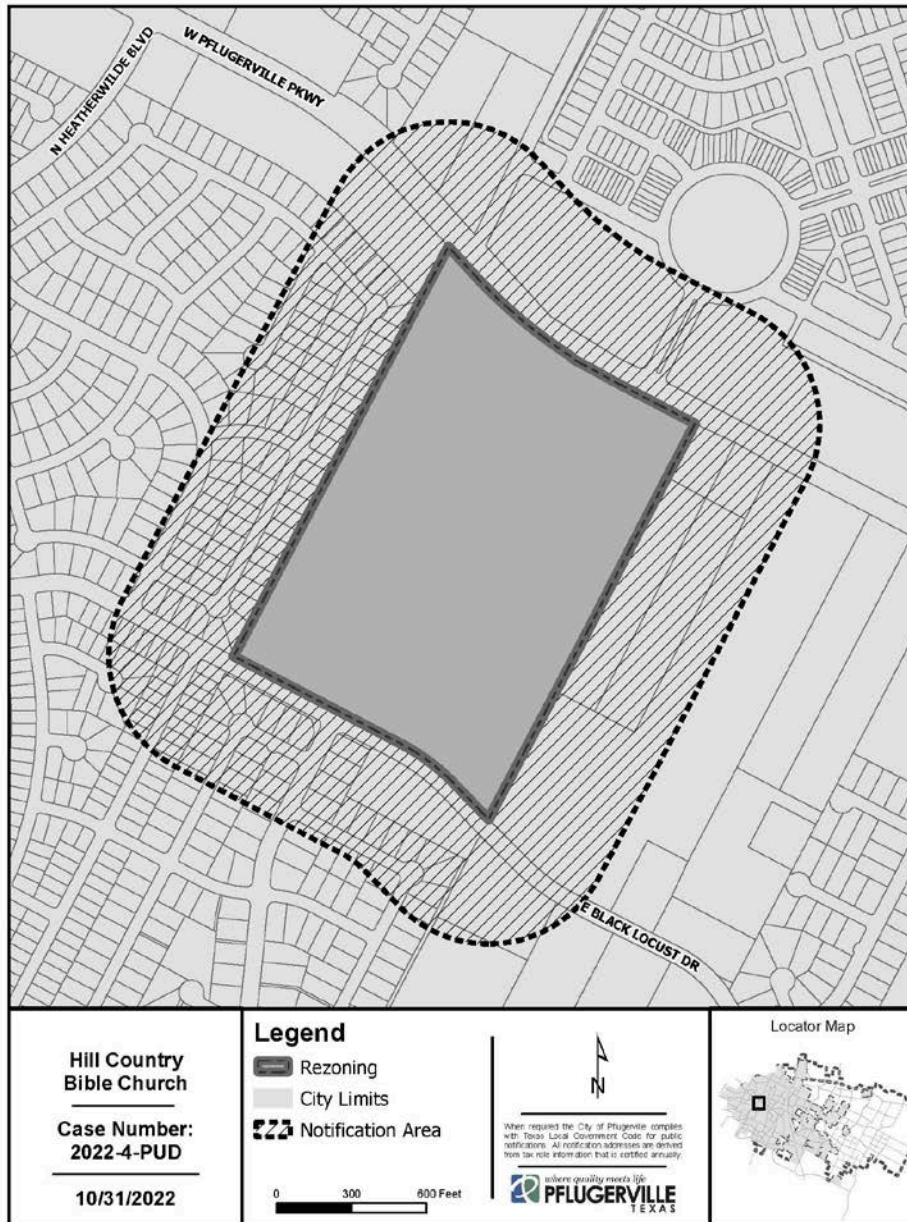
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Rendering PPV



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**NOTIFICATION MAP:**



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**SUBJECT SITE PHOTOGRAPHS:**

Looking south from Pflugerville Parkway



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Looking east from Amarylis Dr



Looking North from E Black Locust

