
STAFF REPORT

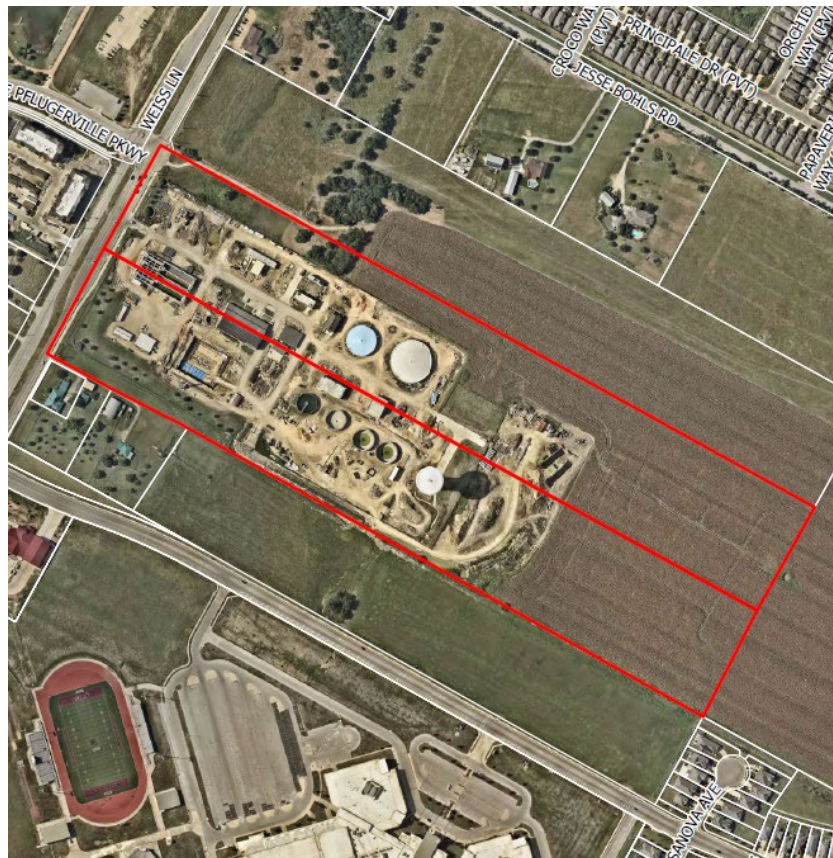
Planning and Zoning: 9/16/2024
City Council: 9/24/2024
Case Number: ORD-0790

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SUBJECT: To receive public comment and consider an application to rezone approximately 48.969-acres from Agriculture/Development Reserve (A) to a Planned Unit Development (PUD) district. The Planned Unit Development is approximately 48.969 acres situated in the Joseph Wiehl Survey No.8, Abstract No. 802 generally located south of Jesse Bohls Drive and east of Weiss Lane to be known as the Public Works Complex Planned Unit Development (PUD) (PUD2024- 00269).

LOCATION:

The subject property consists of approximately 48.969-acres of land of land generally located south of Jesse Bohls Drive and east of Weiss Lane. The 48.969-acres of land includes an existing Water Treatment Facility and an estimated 14.75 acres of undeveloped land.



Location Map

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BACKGROUND/REQUEST:

The subject property was annexed into the city limits May 8, 2006. At that time the subject property was given the base zoning district of Agriculture Development Reserve (A). The western portion of the subject property has historically been used to serve as location for a Water Treatment Facility while the eastern portion has remained vacant. The eastern portion is an estimated 14.75 acres and the PUD displays this area hosting the new Public Works Complex. The proposed PUD will not place any new requirements on the existing Water Treatment Facility but will bring the entire 48.969-acre property into one cohesive development.

The proposed Planned Unit Development (PUD) will have the base zoning district of Park Facilities and Open Space (PF). The purpose of the proposed PUD is to accommodate the Public Works Complex and existing water treatment plant, which are planning for the continued growth of the city, with the number of staff members expected to double over the next 15-20 years. The purpose of this PUD is to augment and/or modify the standards for development outlined in the Parks Facilities, and Open Space (PF) Zoning District in order to implement the vision for the property and ensure a cohesive, quality development not otherwise allowed by the underlying base zoning district.



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SURROUNDING LAND USE and ZONING:

Adjacent	Base Zoning District	Existing Land Use
North	ETJ	Vacant/Undeveloped
South	ETJ	Vacant/Undeveloped
East	ETJ	Vacant/Undeveloped
West	Right-Of-Way	Weiss Lane

ASPIRE PFLUGERVILLE 2040 COMPREHENSIVE PLAN:

The Aspire Pflugerville 2040 Comprehensive Plan, adopted in 2022, provides land use guidance for future development and outlines infrastructure needs to accompany future development goals. The Future Land Use and Neighborhood District goals are noted below.

Future Land Use:

The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan identifies the area as Utilities. The Comprehensive Plan describes the proposed future land uses for the subject property as follows:

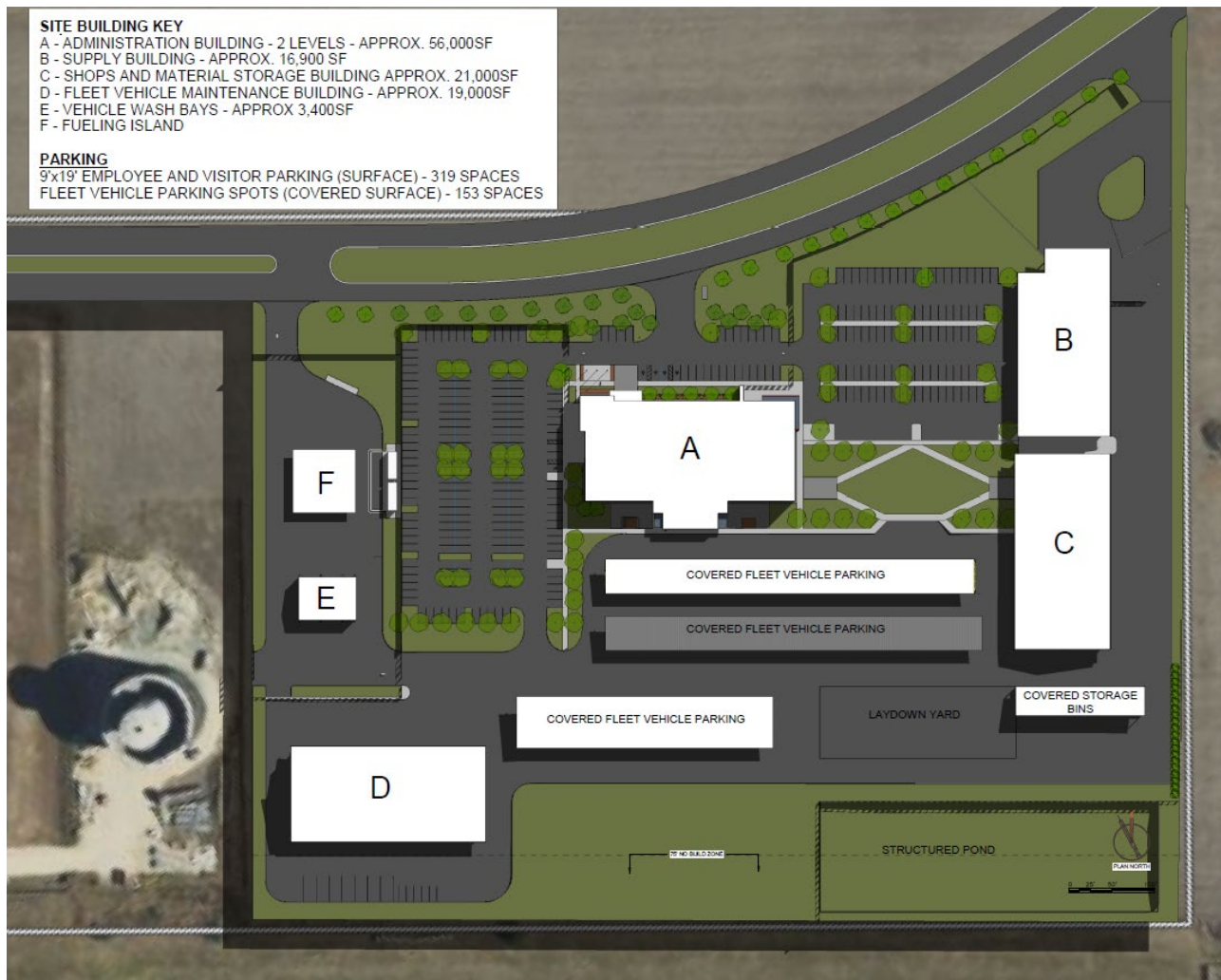
Utilities:

The Utilities land use category includes areas where public utilities and associated structures are necessary. Existing facilities support development and are crucial to the future growth of the City. Utilities should be located away from residential uses, when possible. Transitional land uses or screening should be provided between utilities and residential land uses.

The Park District:

This district contains a confluence of Wilbarger Creek tributaries that anchor the open space network, home to the recent 1849 Park and planned for further expansion. Pflugerville Parkway, Weiss Lane and Cameron Road serve as opportunities to define the character of this district in thoughtful ways reflective of the area's orientation towards nature, and connect meaningfully with the emerging area around Lake Pflugerville. Along these roads and where they meet Cameron Road, there are excellent opportunities for neighborhood mixed use nodes. With the amount of potential green space, this is a natural area for denser, more diverse housing types and development patterns with high fiscal performance. The west side of the district is anchored by a large multi-school campus, including a high school.

Proposed Zoning Districts



1. Base Zoning District. Park Facilities, and Open Space (PF) Zoning District.
2. Primary Use. The primary use of the Property shall be for Government Facilities, including administration and operations spaces, water treatment plant, shops and material storage, equipment storage, fleet maintenance, and supply building, all of which are necessary components for the operation of a public works facility.
3. Permitted and prohibited Uses. The PUD will defer to the base zoning district of Park Facilities, and Open Space (PF) for uses allowed by right, with conditions and/or prohibited.
4. Permitted Accessory Uses. There shall be no limitation on the number of accessory uses or structures that are allowed on the Property so long as the minimum building coverage is met.

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GENERAL LAYOUT/CONCEPT PLAN

The concept plan for the Public Works Complex includes the following:

1. A centrally located 2 level Administration Building, approximately 56, 000 SF
2. Supply Building, approximately 16, 900 SF
3. Shops and Materials Storage Building, approximately 21, 000 SF
4. Fleet Vehicle Maintenance Building, approximately 19, 000 SF
5. Vehicle Wash Bays, approximately 3, 4000 SF
6. Fueling Station
7. An estimated 319 employee and Visitor Parking Spaces
8. An estimated 153 Feet Vehicle Parking Spaces
9. A minimum of 6,000 SF Pedestrian Area for employees and visitors

Architecture:

The primary façade and entrance into the Public Works Complex will be from East Pflugerville Parkway. The proposed development standards aim to create a modern, welcoming entry point into the office complex and similar architectural styles and materials will be provided on the buildings throughout the complex. The architecture will be generally consistent with the current Unified Development Code requirements. The goal of this facility is to both create a welcoming environment that accommodates the future growth of the Public Works Department, while accommodating for the planned future growth of the city. The proposed PUD permits a maximum building height of 55' for structures, not including water tower(s). All newly developed structures shall adhere to all architectural and design standards defined in the proposed PUD and Unified Development Code Subchapter 9.

Landscaping:

The property will have a minimum 15-percent landscape area to include a combination of turf area, grass, trees, and shrubs. The property shall comply with the Street Scape Yard Criteria and Building Foundation Landscaping Criteria of the Unified Development Code. A minimum of 439 linear feet of building foundation landscaping will be required. The PUD details specific requirements pertaining to Surface Parking Landscaping, Parking Lot Screening, Screening of Outdoor Storage, Refuse Containers, and Loading Dock/Overhead doors all ensure that the property will provide adequate landscaping and help enhance the aesthetic quality of the area.

Screening:

The proposed Public Work Complex will be located south of the E. Pflugerville Parkway expansion and currently has ETJ property to the east and south. The City of Pflugerville Comprehensive plan shows the property to the south depicted for Neighborhood Retail/Office/Commercial and the property to the east and north (across E. Pflugerville expansion) depicted for Mixed-Use Neighborhood.

In order to provide an aesthetically pleasing product and provide screening to the future neighbors the proposed PUD provides several elements to achieve this goal. Along East Pflugerville Parkway, the PUD

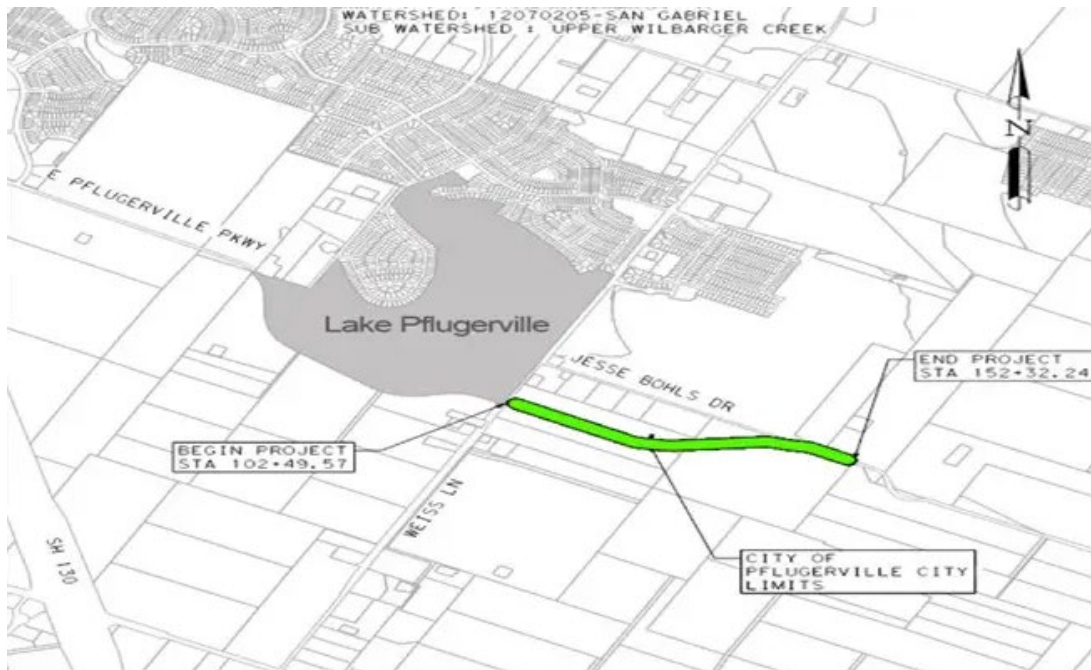
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will provide either an 8' masonry screening wall or a natural buffer of trees, shrubs, or berm that shall create a solid screen with a minimum mature height of 6', within two (2) years.

The eastern and southern property line the PUD will also have the same option for providing screening. Additionally, a Bufferyard will be provided along both these property lines to include a natural buffer of trees, shrubs, or berm shall be located on the eastern and southern property lines that shall create a solid screen with a minimum mature height of 6' within two (2) years; or Opaque bufferyard wall and minimum distance from the property line as established by the specific zoning district stated in Subchapter 4. Along the eastern and southern boundary line vinyl coated chain link fence will be permitted.



Capital Improvement Project, E. Pflugerville Pkwy Realignment (Jesse Bohls):



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East Pflugerville Parkway will be extended from Weiss Lane to Avarar Avenue as part of a Capital Improvement Project. This new segment of roadway will be one mile in length and consist of a 4-lane roadway with a raised center median and the addition of streetlights. The project is currently at 100% Design, anticipated to bid fall 2024 pending ROW and Travis County permitting. The realignment/roadway extension will run along the northern boundary of the subject property providing the Public Works Complex with frontage and access to East Pflugerville Parkway. East Pflugerville Parkway is currently a 115' right-of-way arterial street. The site has current access via Weiss Lane as the Public Works Complex will have shared connectivity to the existing Water Treatment Plant. Weiss Lane is a 60' right-of-way arterial street.

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Below is a comparison table of the proposed development regulations compared to the UDC:

General Regulations & Height Standards		
General Regulations	UDC PF Zoning	PF District
Minimum Lot Area	N/A	N/A
Minimum Lot Width	200' (along Arterial and Major Collector Streets)	N/A
Minimum Lot Depth	N/A	N/A
Minimum Front Street Setback (Building Setback)	25'	25'
Minimum Front Setback (Corner Lot)	25'	25'
Minimum Street Setback (across the street from single-family residential zoning)	25'	30'
Minimum Interior Setback	20'	20'
Minimum Side Setback (abutting SF Residential Zoning)	20'	20'
Minimum Rear Setback	20'	20'
Minimum Rear Setback (abutting SF residential zoning)	20'	20'
Streetscape Yard	25'	25'
Streetscape yard (across the street from single-family residential zoning)	25'	25'
Single Family Adjacency Vegetative Bufferyard (see Subchapter 11)	Refer to land use conditions in Section 4.3.2	15'
Bufferyard – Eastern and Southern Boundary		10'
Maximum Lot Coverage (Structures. Covered parking shall not count toward this requirement)	25%	80%
Maximum Impervious Cover	50%	85%
Maximum Building Height	25'	Maximum of 55', does not include water tower(s)
Building Height Setback (applicable to side and rear setbacks abutting single-family residential zoning).	N/a	25'

STAFF RECOMMENDATION:

The Unified Development Code (UDC) allows for the creation of PUDs to encourage unique, well planned comprehensive developments. The PUD may propose varied or different standards that improve development design or enable a unique development type not otherwise accommodated in the zoning ordinance while still maintaining compatibility with existing or allowable future uses of adjacent or nearby properties. The UDC also states that a PUD shall demonstrate compliance with the following standards:

- A. Land with 20 acres or less shall require consent from the City Council prior to an application being submitted for a Planned Unit Development.
- B. Land use(s) shall be generally consistent with the Comprehensive Plan and sensitive to the surrounding community. Where a mixed use or center is identified, a mix of housing types, employment opportunities or commercial services shall be integrated to establish a cohesive development.
- C. Adequate infrastructure shall exist, or expansions proposed with the development to support the proposed land use(s) for each phase of the development.
- D. Development standards and a proposed layout of the development shall be provided to identify how the proposed development will be created. The City Council may consider minor deviations from conventional zoning or subdivision regulations when other amenities or development standards are proposed that exceed the minimum requirements for the land use(s) as otherwise required by the Unified Development Code.

The City of Pflugerville Aspire 2040 Comprehensive Plan provides a number of goals and objectives the city has indicated are crucial to the continued development of the city. The proposed PUD meets this envisioned plan set by ensuring community facilities and public services sufficiently fulfill the needs of community and provide high-level of services to residents as the City grows.

The proposed PUD supports the Utilities future land use by providing facilities that will support the future growth of the City of Pflugerville and providing a central location that will be able to accommodate both current and future staff members. Additionally, the PUD supports the future land use by providing additional screening to neighboring tracts of land anticipated by the Comprehensive Plan for both residential and commercial development.

For these reasons, staff finds that the proposed PUD meets the requirements of the UDC, the goals for the Aspire Pflugerville 2040 Comprehensive Plan and the Future Land Use designation of Utilities. Staff recommends approval of the proposed PUD as presented.

NOTIFICATION:

Notification letters were sent to property owners within 500-feet of the proposed site. Signs were placed on the property and a public notice appeared in the Pflugerville Pflag newspaper. At time of staff report, no inquiries were received. Public Works mailed certified notices to all property owners within 500-feet of the proposed project, and placed door hangers at homes notifying adjacent neighbors about the

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proposed expansion of the Public Works Complex. Staff also notified the school district about the request. An open house was held on Aug. 28.

ATTACHMENTS:

- Staff Report
- Public Works Complex Development Plan
- Location Map
- Zoning Map
- Future Land Use Map
- Utilities Future Land Use
- The Park District, Neighborhood District