
STAFF REPORT

Planning & Zoning: 6/2/2025

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City Council: 6/24/2025

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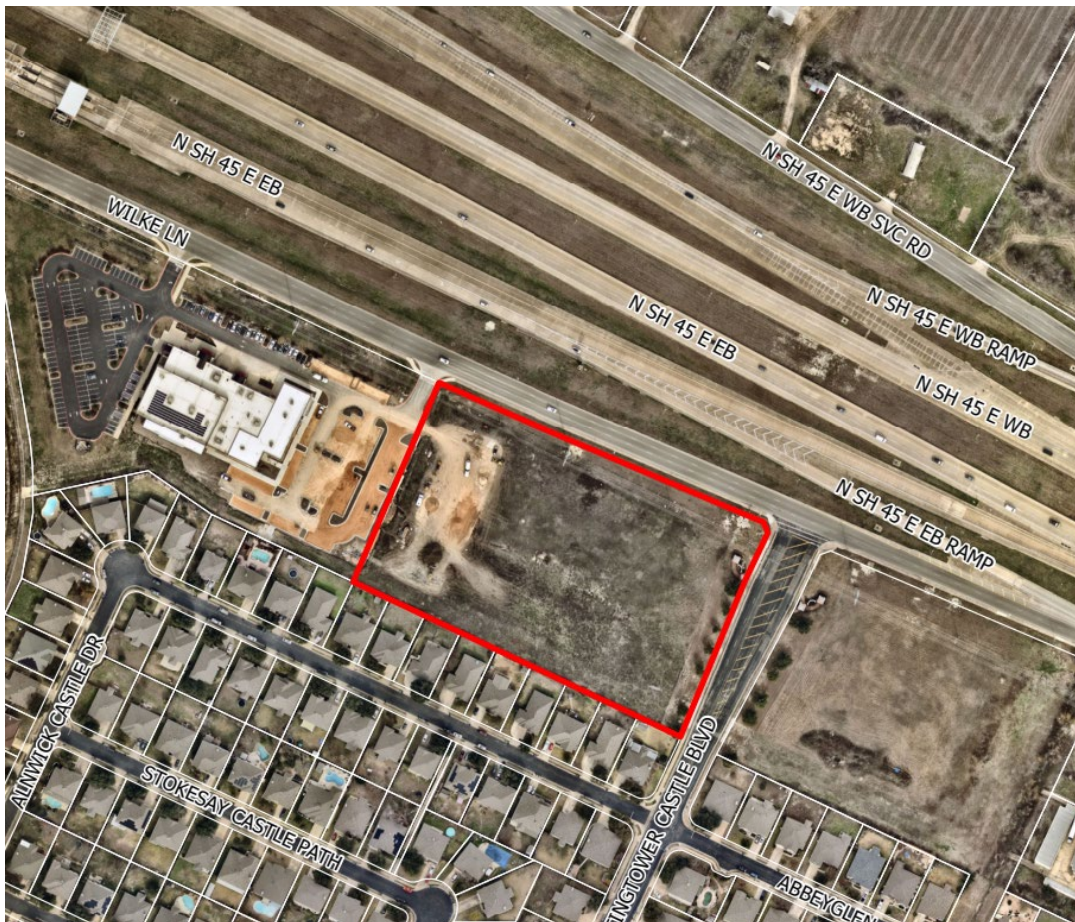
Case No.: SUP2025-00114

Phone: 512-990-6300

SUBJECT: To receive public comment and consider an application for a Specific Use Permit for a proposed use of Office/Warehouse within the Urban (Level 4: CL4) zoning district for a property locally addressed as 19241 Wilke Lane, to be known as the Workhub Pflugerville Specific Use Permit 2025 (SP2025-00114).

LOCATION:

The subject property is located at 19241 WILKE Lane. The property is zoned Urban (Level 4: CL4).



SUMMARY OF REQUEST:

The applicant is requesting a Specific Use Permit (SUP) to allow for the Office/Warehouse use within the Urban (Level 4: CL4) zoning district.

HISTORY:

The subject property was annexed into the city limits December 22, 1997 (ORD 478-97-12-23) and given the base zoning district of Agriculture/Development Reserve (A). The property was rezoned to Urban (Level 4: CL4) October 9, 2007 (ORD 913-07-10-09). The property has remained vacant.

In February of 2025 the applicant met with staff to discuss their interest in developing the site for office warehouse. It was determined that to move the project forward the applicant would first need to obtain a Specific Use Permit (SUP).

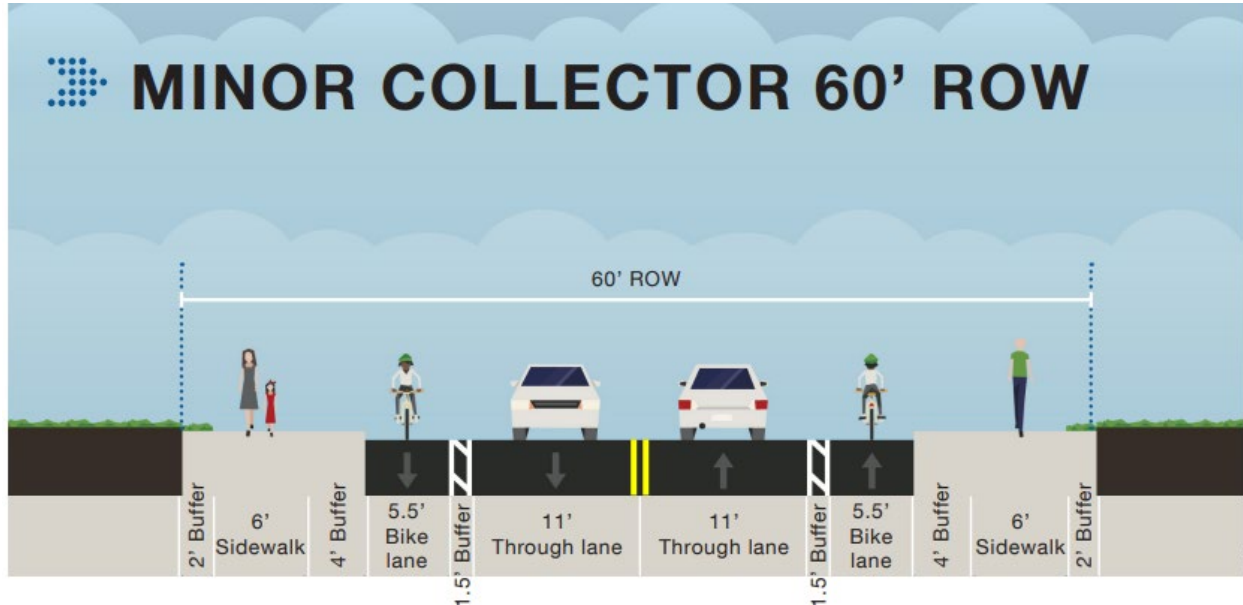
The use of Office/Warehouse in Urban (Level 4: CL4) requires a Specific Use Permit (SUP).

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 | Collector Roadway | Wilke Lane | Collector Roadway |
| East | Urban (Level 4: CL4) | Vacant | Mixed-Use Commercial |
| South | Single Family Suburban Residential (SF-S) | Undeveloped, large lot | Suburban Residential |
| West | Urban (Level 4: CL4) | Place of Worship | Institutional |

TRANSPORTATION:

The subject property is at the southwest intersection of Wilke Lane and Huntingtower Castle Blvd. Wilke Lane is a one way, three lane Collector roadway. The Transportation Master Plan (TMP) identifies Huntingtower Castle Blvd as a minor collector roadway. Minor collectors serve as the spine roads of neighborhoods and connect residences to the rest of the transportation system. These streets provide some access to local retail, business, and community services and are ideal for pedestrian and bicycle routes.



ASPIRE PFLUGERVILLE 2040 COMPREHENSIVE PLAN:

The Aspire Pflugerville 2040 Comprehensive Plan identifies the future land use of this area as Mixed-Use Commercial.

Future Land Use:

The Mixed-Use Commercial future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, entertainment, and high-density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Neighborhood District:

The Aspire Pflugerville 2040 Comprehensive Plan identifies the subject property as located within the Highlands District. Fiscal information indicates the Highlands District, known for its diverse housing products and commercial activity, is one of the highest performing areas of the city. Its quality of life and convenience is enviable, worthy of replication elsewhere in Pflugerville. SH-45 and SH-130 have been effectively leveraged as a large node of retail and commercial activity. Future commercial development towards Pflugerville Parkway and FM 685 should consider public space opportunities and pedestrian level design to differentiate itself and leverage the access to adjacent neighborhoods. Wilbarger Creek provides a compatibility buffer between the residential neighborhoods and more intense mixed use commercial, along with a critical green framework for recreation and access to destinations

STAFF REPORT**BASE ZONING DISTRICT:**

The subject property is zoned Urban (Level 4: CL4). Urban (Level 4: CL4). This district is intended to create vibrant and walkable neighborhoods and employment centers in the Mixed-Use Commercial and Innovation Center areas as geographically identified on the Future Land Use Map. The scale of structures in the Urban District is greater than that found in the Neighborhood District and with density sufficient to support a range of housing types. Commercial and retail services play an increased role relative to the Neighborhood District but remain supportive of surrounding neighborhoods and employment centers.

PROPOSED SPECIFIC USE PERMIT:

The applicant is requesting consideration for the use of a Office/warehouse within Urban (Level 4: CL4).

The Unified Development Code (UDC) defines these uses as follows:

Office/Warehouse: A building, or a portion of a building which is a structurally separate and functionally distinct unit, primarily devoted to storage, warehousing and distribution of goods, merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

If approved, the SUP would allow for the Office/Warehouse use to be permitted at the subject property. All other requirements of the UDC, including adherence to building and fire codes, would still apply to the structure and site.

STAFF ANALYSIS:

Per Section 3.8.4 of the UDC, the Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the SUP request. Staff has reviewed the applicant's proposal against the criteria and included its analysis below:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses.

Complies: *The subject property is along Wilke Lane within the CL4 Zoning in both the east and west neighboring tracts of land. The proposed development is appropriate and compatible with the existing and envisioned uses for this portion of Wilke Lane. The applicant proposed design and accompanied with UDC standards provide for the ability to bring a series of new businesses to the area while ensuring harmonious design.*

2. Whether the activities requested by the applicant are normally associated with the requested use.

Complies: *The applicant intends to operate 28 office/warehouse suites providing a variety of potential uses. These activities are directly identified in the definition of Office/Warehouse use.*

3. Whether the nature of the use is reasonable;

Complies: *Office/Warehouse use is a reasonable use at the subject property based on the applicants proposed concept plan. The activities associated with the Office/Warehouse use will be inside the building*

and are located next to other retail businesses. The lot has direct access to Wilke Lane, Huntingtower Castle Blvd, and has an internal stub to neighboring Victory City Church to the west.

4. Whether any adverse impact on the surrounding area has been mitigated.

Complies: *If approved, the SUP would grant the Office/Warehouse use to be permitted at the subject property. Other health, safety, and noise requirements would be regulated by the rest of the UDC, the Fire Code, the Building Code, and the Code of Ordinances.*

The applicant is proposing to construct two 30-tall office/warehouse structures totaling 71, 000 square feet, consisting of 28 office/warehouse suites and 49 flexible co-warehouse units designed with a compact footprint to accommodate diverse business needs. This is in line with the development intensity we may expect along this portion of Wilke Lane. Additionally, UDC 4.4.4 requires a 50' rear vegetative buffer yard, this will help ensure the proposed project will have a reduced impact on the neighboring subdivision to the south.

Additionally, being that this project is in the Corridor District, CL4, Per UDC 3.8.6 of the UDC, additional specific use permits may be approved in the corridor districts if the requirements for the approval of a specific use permit, as stated in this subchapter, have been met in addition to the following additional criteria:

A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

B. The application illustrates conformance with the four guiding principles for the SH 130 and SH 45 corridor and consideration of the following desirable characteristics:

A. Retail activity is preferred to be clustered within proximity to the following major intersections:

- a.SH 130 and SH 45,
- b.SH 130 and Pecan Street,
- c.SH 45 and Heatherwilde Boulevard,
- d.SH 130 and Pflugerville Parkway, and
- e.FM 685 and Pflugerville Parkway.

B. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.

C. The extent of connectivity among proposed and existing right-of-ways is demonstrated.

D. The extent to which uses, such as freestanding pad sites, are clustered at focal points or key features within a development and relate to other components of the overall development. Such focal points or key features may include, but are not limited to retention systems, greenways, dedicated hike/bike facilities, or plazas, parks or other features that create a gathering place.

E. The application illustrates compliance with the requirements and guidelines of this Chapter.

F. The application exhibits compatibility of the design with surrounding properties and development patterns.

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G. The application exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.

H. The application exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.

It is staff's determination that the proposed use and layout of the office/warehouse project of this site follows UDC 3.8.6. All applicable UDC requirements pertaining to design and architecture will be enforced at the time of Site Development Plan.

STAFF RECOMMENDATION:

Staff finds that the request for the Office/Warehouse use complies with all the approval criteria of the Specific Use Permit and that it meets the intent of the Comprehensive Plan and the Urban (Level 4: CL4) zoning district.

Staff recommends approval of the SUP request with the following conditions:

1. Height limitation of 30'
2. Requires 2 buildings to be oriented as provided in concept design
3. Structure to provide for multiple tenant spaces
4. No outside storage
5. No 18 wheeler parking

NOTIFICATION:

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and two (2) sign was posted on the property. At time of staff report, city staff has received one (1) general inquiry about the requested permit.

ATTACHMENTS:

- Zoning Map
- Notification Map
- Applicants Proposal