

STAFF REPORT

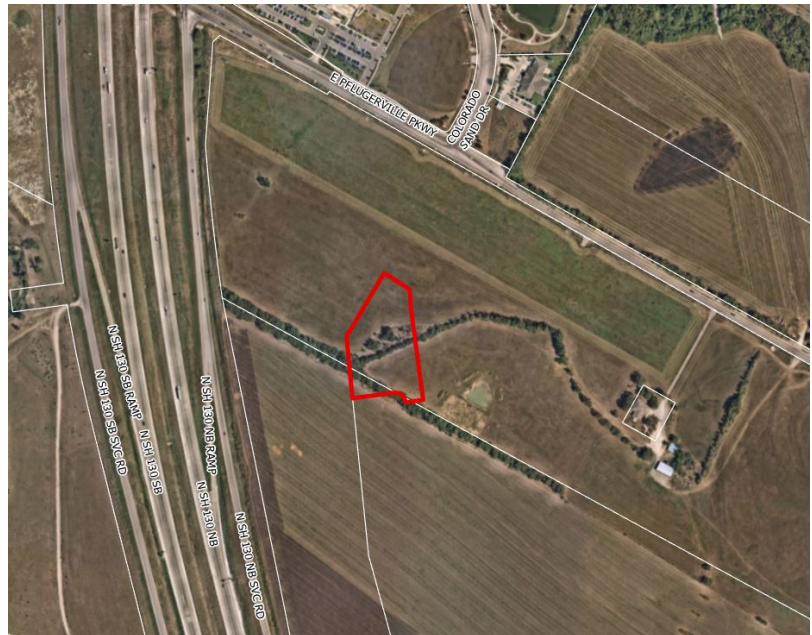
Planning & Zoning:	2/6/2023	Staff Contact:	Kristin Gummelt, Planner I
City Council:	2/28/2023	E-mail:	kristing@pflugervilletx.gov
Case No.:	2022-5-REZ	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 3.248 acre-tract of land situated in the Sefrim Eiselin Survey No.1, Abstract No. 265 and John Davis Survey No. 13, Abstract 231, generally located south of East Pflugerville Parkway, east of SH 130, and west of Weiss Lane, from Agriculture/Development Reserve (A) district to Urban Center (Level 5: CL5; to be known as the East Pflugerville Parkway Commercial Center Rezoning (2022-5-REZ).

LOCATION: The subject parcel is located south of East Pflugerville Parkway, east of the SH-130 Toll and west of Weiss Lane.

SUMMARY OF REQUEST: The subject property is an approximately 3.248-acre tract of land not yet platted. The applicant requested to rezone the property from Agriculture/Development Reserve (A) to Urban Center (Level 5: CL5).

The applicant is seeking to rezone the property to Urban Center (Level 5: CL5) to remain consistent with the surrounding zoning. The property is currently undeveloped land that has been used for agricultural uses and the property is surrounded by CL5 zoning, and undeveloped land to the south, which is part of an established Municipal Utility District known as Northeast Growth Corridor No. 1. This parcel was released from that district prior to annexation.



Staff recommends approval of the rezoning request.

SURROUNDING ZONING AND LAND USE: The property is currently zoned Agriculture/Development Reserve (A). The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

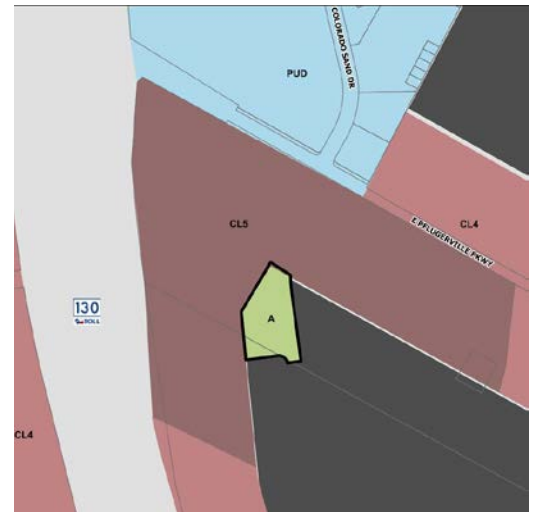
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Adjacent	Base Zoning District	Existing Land Use
North	Urban Center (Level 5:CL5)	Undeveloped
South	ETJ, Urban Center (Level 5:CL5)	Undeveloped
East	ETJ	Residential home
West	Urban Center (Level 5:CL5)	Undeveloped and SH 130

ZONING HISTORY: The area was annexed on October 11, 2022, (ORD 1563-22-10-11) through an applicant-initiated annexation. The Agriculture/Development Reserve (A) district was applied with annexation. The parcel was released from the Growth Corridor No. 1 MUD District prior to annexation.

The Agriculture/Development Reserve (A) District identifies where agricultural uses may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped but identified as an area with growth potential.

PROPOSED DISTRICT: The applicant is proposing to rezone the property from Agriculture/Development Reserve (A) to Urban Center (Level 5: CL5). The Urban Center (Level: 5 CL5) district is intended to establish dense, dynamic and walkable centers for living, working and shopping. Urban Centers provide a retail and employment focus supplemented by dense residential development. Three Urban Centers were established upon initial approval of the SH 130 and SH 45 corridor boundaries. These designations were applied at major interchanges along the two state highways, and there was an emphasis on retail along SH 130 and SH 45, employment along SH 130 and Pfluger Lane, and entertainment along SH 130 and Pecan Street.



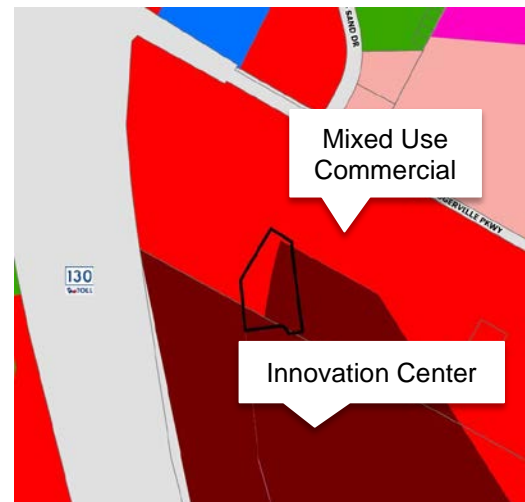
Residential Uses	
Permitted by Right	Assisted Living, Condominium, Live Work Unit, Skilled Nursing/Nursing Home (Convalescent), Multi-Family
Civic Uses	
Permitted by Right	Civic Center, Government Facilities, Museum/Art Gallery, Park/Playground, Place of Worship, School: Private, Public, and Parochial, College, University, or Private Boarding School, Convention Center
Specific Use Permit Required	
Commercial Uses	
Permitted by Right	Automotive Parking Lot/Garage, Bar/Tavern, Brewpub/Wine Bar, Call Center, Catering Establishment, Clinic, Indoor Commercial Recreation & Entertainment, Day Care Facility, Major and Minor Dry Cleaning, Event Center, Financial Institution, Health/Fitness Center, Liquor Store, Massage

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	Therapy, Museum/Art Gallery, Office: Administrative, Medical, or Professional, Personal Services, Major or Minor Print Shop, Restaurant, Retail Sales and Services, Retail Sales (single tenant over 50,000 SF), Neighborhood Theatre, Regional Theatre
Permitted with Limitations	Commercial Animal Establishments, Drive-in/Thru, Gas Station, Hotel/Hotel Residence,
Specific Use Permit Required	Automotive Body Repair Shop (Collision Repair), Automotive Repair and Service, Outdoor Commercial Recreation 7 Entertainment, Distribution/Logistics Center, Hospital, Light Industrial Uses, Mobile Food Park, Office/Showroom, Office/Warehouse, Research and Development Center
Transportation & Utility Uses	Section 4.2
Permitted by Right	Transit Facility (Park & Ride)
Permitted with Limitations	Utilities
Specific Use Permit Required	Wireless Telecommunication Facilities

COMPREHENSIVE PLAN: The Future Land Use Map (FLUM) created in conjunction with the Aspire 2040 Plan, identifies the area as Mixed-Use Commercial and Innovation Center. Both Mixed-Use Commercial and Innovation Centers identify Mixed-Use, Community, and Regional Scale as appropriate building types as well as Regional Office and Commercial, regional shopping centers, and civic recreation uses as appropriate uses. The mix of uses creates a high-density mixed-use environment.

The Aspire 2040 Plan created districts throughout the city, and this development is located within the Lakeside District. The Lakeside District is described as providing a mix of uses, with commercial and retail developments proposed along the SH 130 and Pflugerville Parkway south of Lake Pflugerville. This area is considered a gateway between the east and west side of Pflugerville. The adjacency to various amenities and other high-density developments positions this area to be a high performing and dense area in the City. Chapter 8 of the Aspire 2040 Plan calls for “investment in infrastructure that supports intense development along SH 130 as a key innovation center, employment node and commercial mixed-use area, seeking to provide services and opportunity to surrounding areas but also encouraging development forms with high fiscal performance. With virtually no issues of compatibility, this area should have some of the most intense/dense development in Pflugerville”. In addition to the Aspire 2040 Plan, the city also adopted multiple infrastructure plans as an extension of the city’s comprehensive plan, and in the transportation, water, and wastewater master plans the land use assumptions for the subject area were calculated to reflect high density mixed-use development – similar to the Aspire 2040 Plan.



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Mixed-Use, Neighborhood Scale



Mixed-Use, Community Scale



Mixed-Use, Regional Scale



Regional Shopping Center



Civic/Recreation

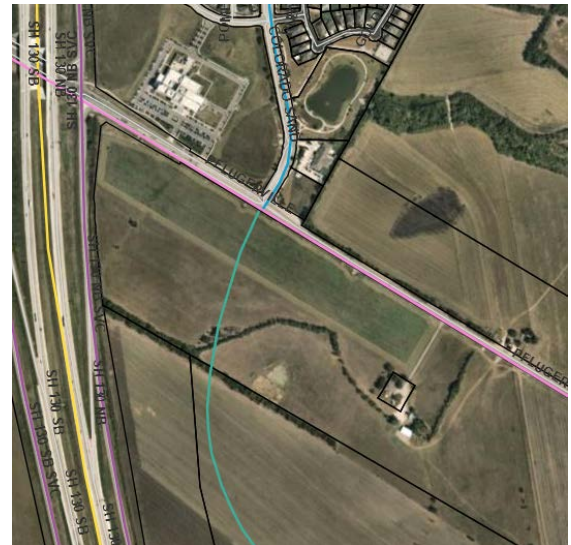


Regional Office and Commercial

TRANSPORTATION: The Transportation Master Plan adopted in 2019 identifies Pflugerville Parkway as a major arterial that is planned to connect the east and west side of the city. Major Arterials provide access to nearby communities and carry the highest capacity of vehicles in the city. The plan also identifies an Urban 3-Lane (continuation of Colorado Sands Dr) to bisect the property and connect to other future Urban 3-Lane roads that will carry traffic out to Weiss Lane and the SH 130 frontage road. As part of the development process this development will be required to complete a TIA.

SH 130 AND SH 45 CORRIDOR STUDY

In 2006, the city began the process of studying the SH 130 and SH 45 corridor. During the process three new corridor districts were identified and subsequently created. The most intense of these new districts is Urban Center Level: 5 (CL5). This zoning district was identified to be located at major intersections and interchanges along the corridor (SH 130 and SH 45, SH 130 & Pflugerville Parkway, and SH 130 & Pecan Street). CL5 is designed to create a dense urban development with a mix of dense residential and commercial.



STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning of the 3.248-acre subject tract from Agriculture/Development Reserve (A) to Urban Center Level: 5 (CL5). The Aspire 2040 Plan, as well as the infrastructure master plans, identify the area for denser mixed use and retail development. The proposed Urban Center Level: 5 (CL5) zoning district is consistent with the uses and building types identified in the FLUM and the aspirational actions identified in Chapter 8 of the Aspire 2040 Plan. The proposed Urban Center Level: 5 (CL5) zoning district is also consistent with surrounding zoning.

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The proposed Urban Center Level: 5 (CL5) zoning district would allow the subject tract to remain consistent with the zoning in the area, the FLUM and Chapter 8 of the Aspire 2040 Plan as well the utility and transportation master plans. The parcel also falls within the estimated corridor boundary as defined by the SH 130 and SH 45 Corridor Study and is consistent with goals outlined in the study. Staff met with the applicant prior to the submittal of the rezoning application. Based on the applicant's stated intended future use, staff determined that the most appropriate zoning district is the Urban Center Level: 5 (CL5).

For these reasons, staff recommends approval of the proposed zoning change.

NOTIFICATION:

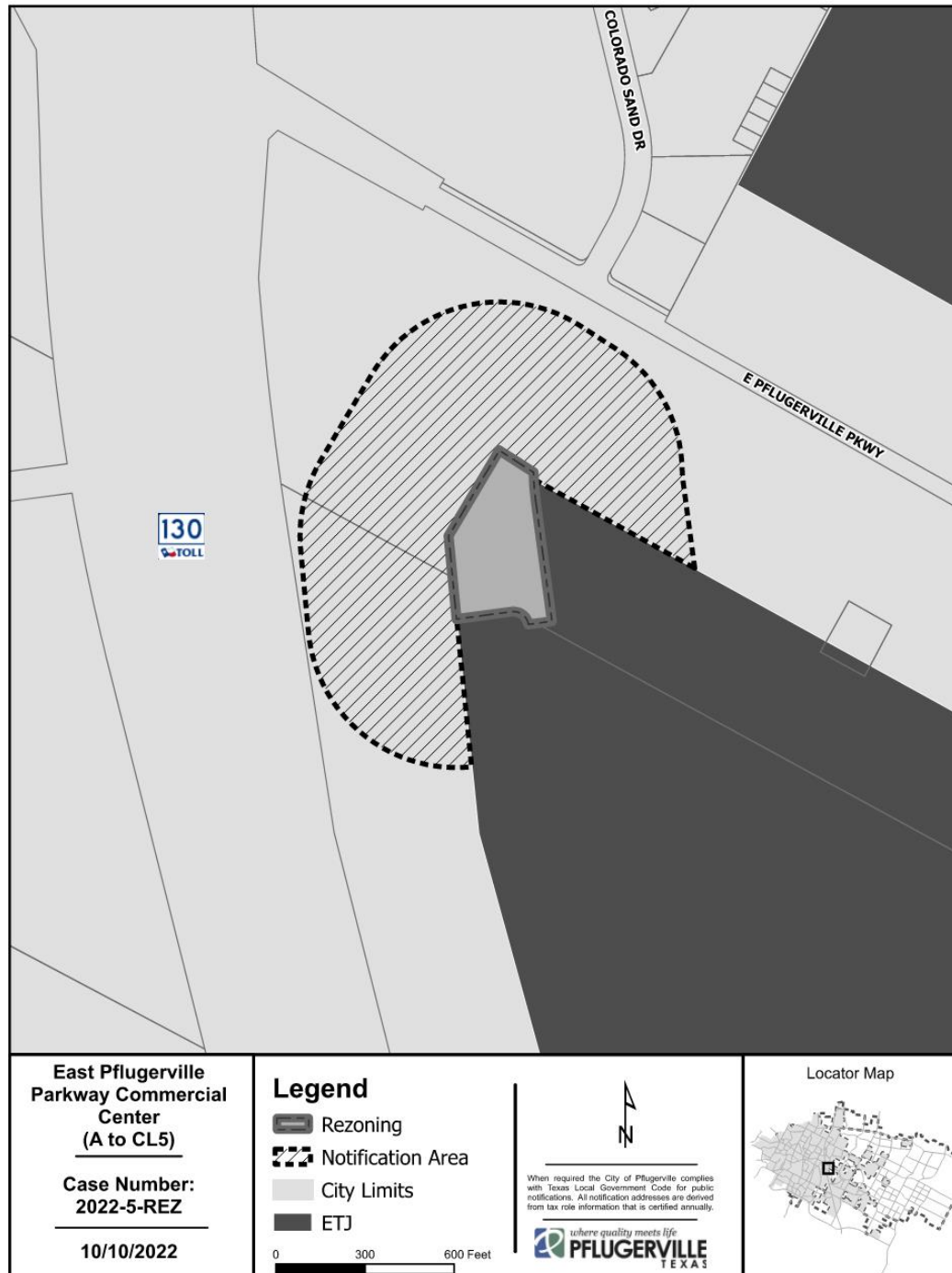
Notification was published in the newspaper, notification letters were mailed to property owners within 500 feet of the property, and one signs was posted on the property. At time of staff report, no inquiries have been received.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Subject Site Photos
- Applicant Request

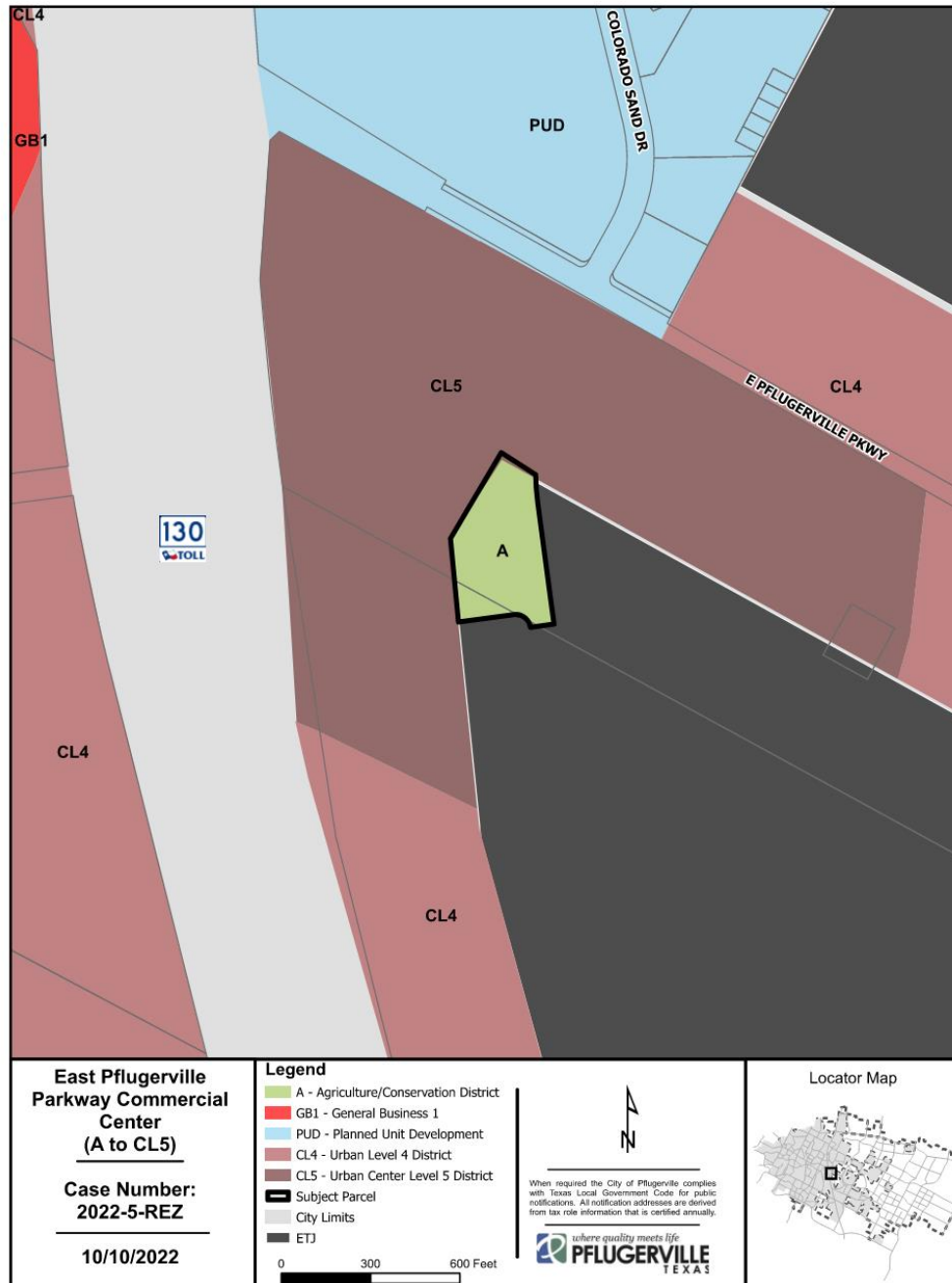
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NOTIFICATION MAP:



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ZONING MAP:



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SITE PHOTOS:

SUBJECT SITE:

Looking west from SH 130 Frontage Road



Looking South from E Pflugerville Parkway



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APPLICANT REQUEST:



October 4th, 2022

City of Pflugerville Planning and Zoning Commission and City Council
City Council Chambers
100 East Main St., Suite 500
Pflugerville, TX, 78660

To whom it may concern,

On behalf of our client, Quiddity Engineering has prepared the Zoning Application package for East Pflugerville Parkway Commercial. The subject tract is currently zoned as A (agriculture) and will be rezoned to CL5 (Urban Center Level 5 Corridor District) in order to match the current zoning for the surrounding areas.

The subject tract is 3.248 acres and is currently in the process of being annexed by the City of Pflugerville. The annexation project number is 2022-1-ANX. The annexed area will generally be used for private commercial development and public right-of-way purposes.

Sincerely,

A handwritten signature in blue ink, appearing to read "Madeline".

Madeline Schaefer
Design Engineer