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**STAFF REPORT**

<b>Planning and Zoning:</b>	8/1/2016	<b>Staff Contact:</b>	Erin Sellers, Planner II
<b>Agenda Item:</b>	ORD-0319	<b>E-mail:</b>	erins@pflugervilletx.gov
<b>Case No.</b>	REZ1606-03	<b>Phone:</b>	512-990-6300

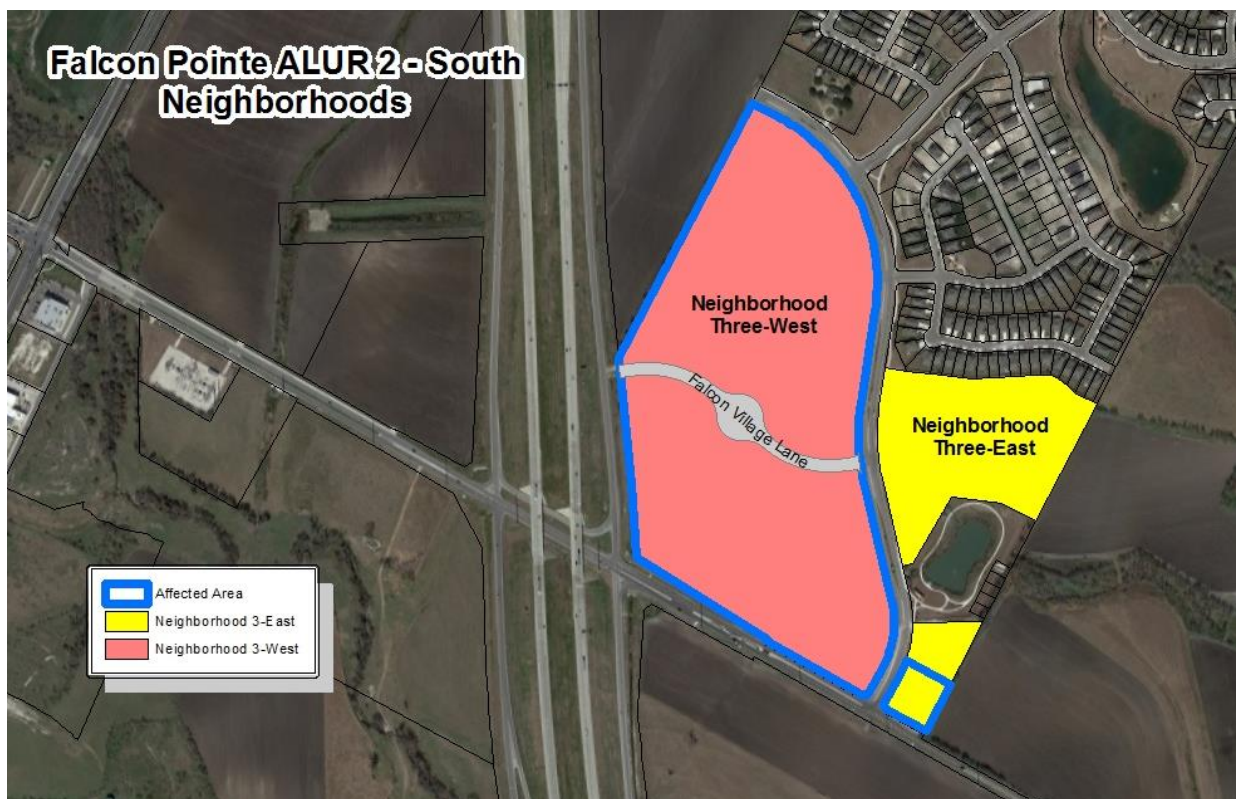
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**SUBJECT:** Conduct a public hearing and consider an application to amend the Falcon Pointe ALUR-2 South (PUD), to allow for a convenience store with gas pumps land use with limitations and medical facility, hospital, medical office and/or traditional office uses without square footage limitations; a 148.55-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, in Pflugerville, Travis County, Texas. (REZ1606-03)

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**LOCATION:**

The Falcon Pointe ALUR-2 South incorporates the portion of the Falcon Pointe development situated south of Central Park. The amendment affects property within “Neighborhood Three-West” and Lot 2 of the Falcon Pointe Section 19 Final Plat which is located within “Neighborhood Three-East.” The affected property is generally located southwest of Colorado Sand Drive and the northeastern corner lot at the intersection of Colorado Sand Drive and E. Pflugerville Parkway, as depicted below.



**BACKGROUND:**

In March of 2006, the Falcon Pointe ALUR-2 was divided into two separate governing districts: North and South. In 2009, the Falcon Pointe ALUR-2 South was amended and restated to incorporate elements of the City's Corridor districts which allow for a variety of residential and commercial uses. In 2015, the nomenclature for ALUR was changed citywide to Planned Unit Development (PUD).

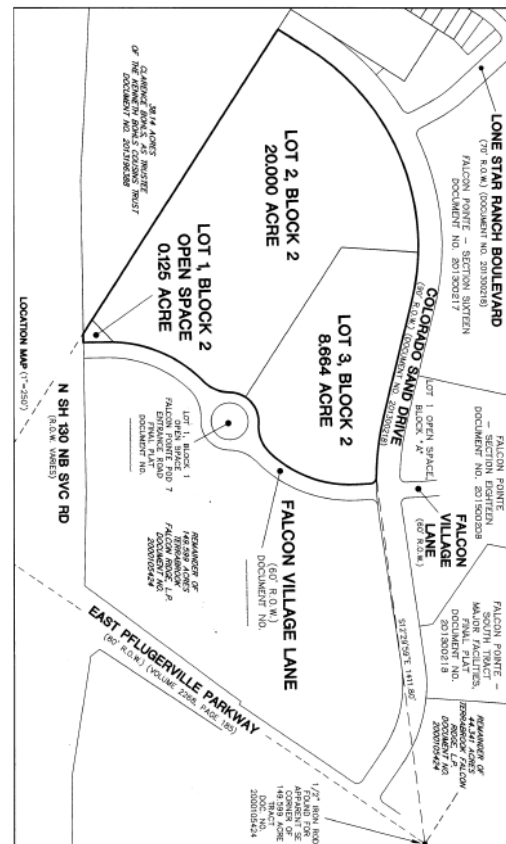
**PUD ZONING:**

Neighborhood Three-East and Three-West within the Falcon Pointe ALUR-2 South both use Corridor Urban Center – Level 5 (CL5) as their base zoning with certain variations specified within the PUD. Where the PUD is silent, the City's Unified Development Code (UDC) will apply. Per the UDC, the 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.

**EXISTING CONDITIONS:**

**NEIGHBORHOOD THREE-EAST:** Most of Neighborhood Three-East has been developed with single-family lots north of the private detention pond and a daycare immediately south of the detention pond. The eastern corner lot at the intersection of Colorado Sand Drive and E. Pflugerville Parkway remains unimproved with no site development applications submitted to date.

**NEIGHBORHOOD THREE-WEST:** Neighborhood Three-West has been bisected by a newly constructed street, Falcon Village Lane. On the north side of Falcon Village Lane, two large lots and one open space lot were platted. On the western 20 acre lot, the City has reviewed and approved a site development permit for a multi-family apartment complex with 324 units. The City is currently reviewing a proposed site plan for 72 condominium units on the eastern 8.6-acre lot. There is a 26-acre tract of land south Falcon Village Lane and west of Colorado Sand Drive that remains unplatted.



**PROPOSED LAND USE AMENDMENTS:**

Table SHC2, Permitted Uses within Article II of the PUD is proposed to be amended to allow for convenience stores with gas pumps and medical facility, hospital, and medical office permitted by right.

**Convenience Store with Gas Pumps:**

Currently, Gas Pumps are not permitted. The proposed amendment would allow for a Convenience Store with Gas Pumps as a permitted land use by right with the following conditional use standards:

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- ⇒ Only permitted on a maximum of two corners of an intersection;
- ⇒ Maximum of twelve pump hoses is permitted on any one site; and
- ⇒ Canopy support columns must be encased in complimentary brick and/or stone.

Also, a car wash would be permitted as an accessory use of a convenience store with gas pumps.

### Medical facility, hospital, medical office:

Currently, medical facilities are separated into two categories. Medical facilities or offices less than 10,000 square feet are permitted by right; whereas medical facilities or offices greater than 10,000 square feet require special approval through the Specific Use Permit Process requiring City Council approval. With the proposed amendment, medical facilities or offices, regardless of size, are permitted by right. Also, the term medical facility has been further clarified to include a hospital.

### **APPLICABLE DEVELOPMENT CODES:**

Per Article II. Development of the District and Sub-districts, "All provisions of the City of Pflugerville Zoning Ordinance number §157.542, as currently adopted on the date of this Agreement, and other sections of the zoning ordinance, apply to the development of the District except as specifically provided in this agreement." The proposed amendment would require new development to be governed by current code in effect at the time of the proposed amendment, not development regulations in place in 2009 as approved with the first amendment to the PUD.

### **COMPREHENSIVE PLAN:**

The Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map) provides for a series of "Centers", including Neighborhood, Community, Civic, and Regional Center generally located along major thoroughfares in order to supplement the broad brush strokes of the future land use categories. Per the Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), the affected area of the PUD is generally located within an area for employment uses within an overarching "(Regional) Employment Center". "Employment centers consist of retail, office, corporate campus, light-industrial, and warehouse uses. Retail will include large and small format stores as well as financial, business and personal services. Office uses encompass all professional offices and includes medical offices." The proposed land use amendments are generally in conformance of the Comprehensive Land Use Plan.

### Consistency with Land Use Policy and Action statements in the Comprehensive Plan:

Policy 2.3: Establish regional centers that can attract and support the concentration and scale of major commercial and employment uses as well as complimentary residential uses.

- Action 2.3.1: Allow for increased development potential in existing regional centers and permit new centers to accommodate development opportunities and diversity nonresidential uses.
- Action 2.3.2: Provide commercial and employment zoning at major transportation intersections that are accessible from across the entire city as identified on the Preferred Land Use Vision.
- Action 2.3.3: Allow for a mixture of residential types in regional centers that accommodate housing options for employment and commercial centers.

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### **STAFF RECOMMENDATION:**

The proposed land use amendments to include expanded medical and retail opportunities are appropriate for the area due to its location along SH 130 and a major arterial roadway and is generally in accordance with the “Employment Center” concept within the Comprehensive Plan; therefore staff recommends approval of the proposed rezoning.

### **NOTIFICATION:**

Newspaper Notification was published on July 20, 2016, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted as required. At the time of this report, a few inquiries were received regarding the proposed PUD amendment with no stated opposition; however one inquiry did express concern about the possibility of having a gas station at the northeast corner of E. Pflugerville Parkway and Colorado Sand Drive.

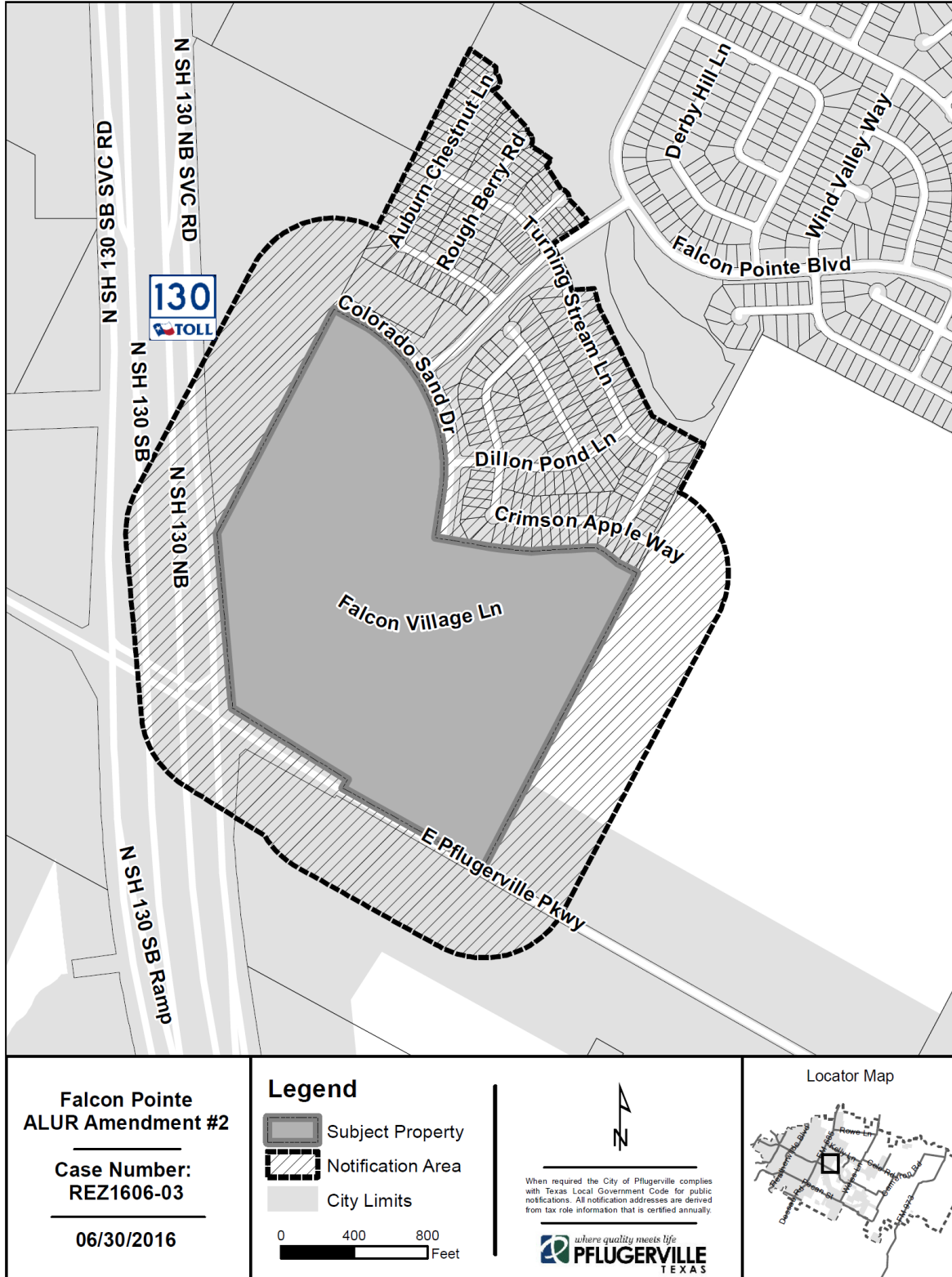
### **ATTACHMENTS:**

- Proposed Ordinance – See separate attachment
- Table SHC2, Permitted Uses within ALUR (Current) - See separate attachment
- Notification Map
- Aerial Map
- Falcon Pointe ALUR-2 South Neighborhoods – Affected Area Map
- Zoning Map
- Future Land Use Map
- Site Photos

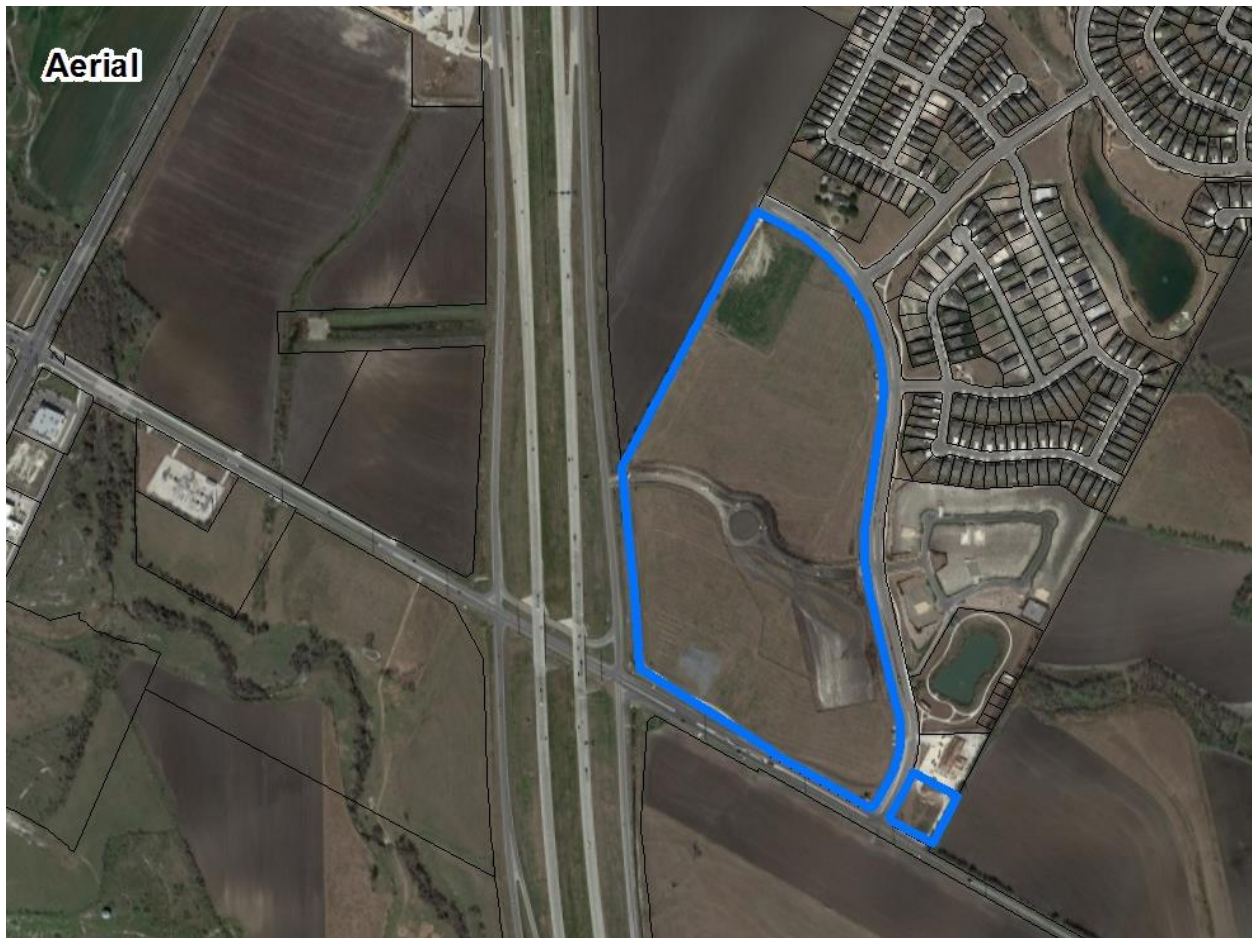


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**NOTIFICATION MAP:**

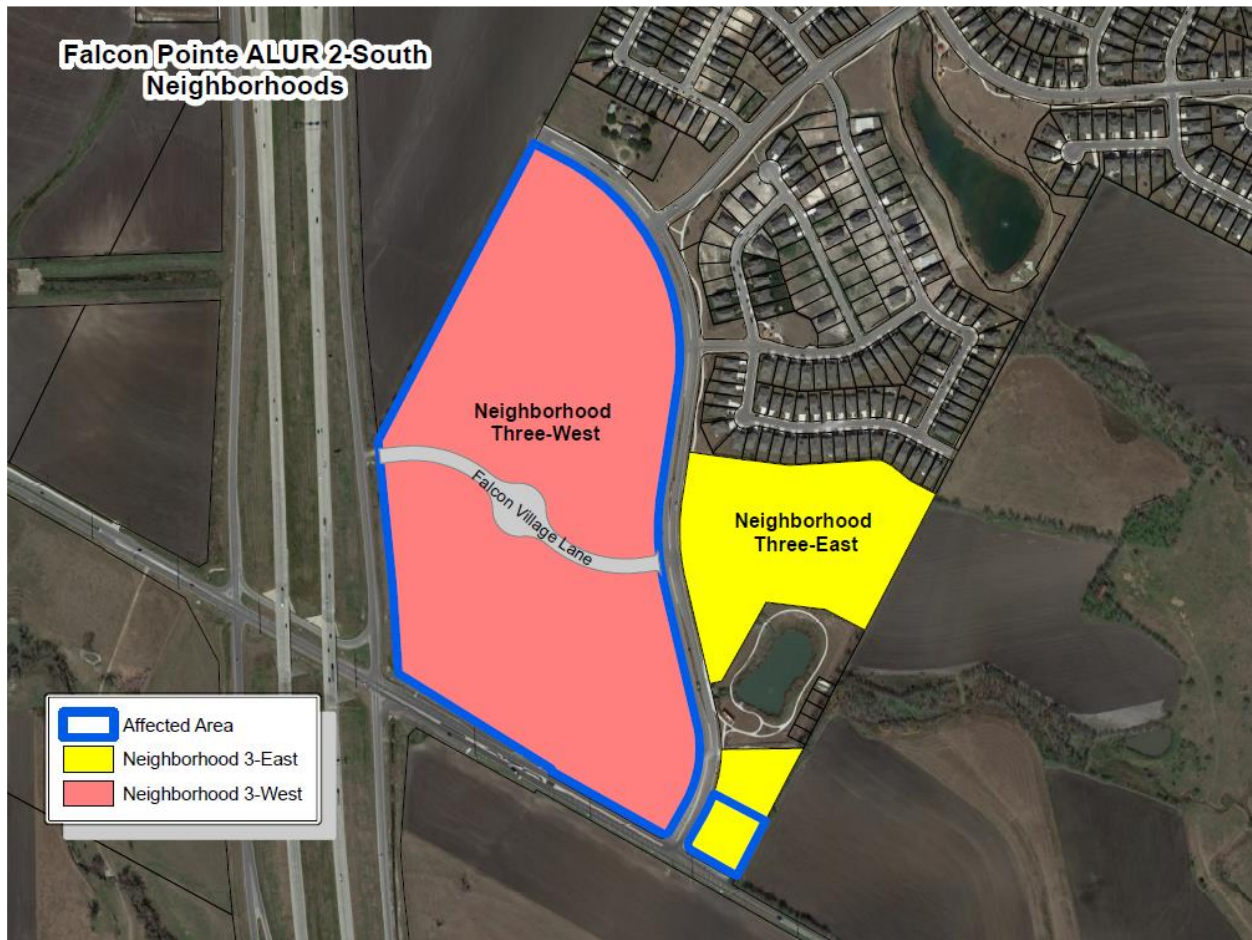


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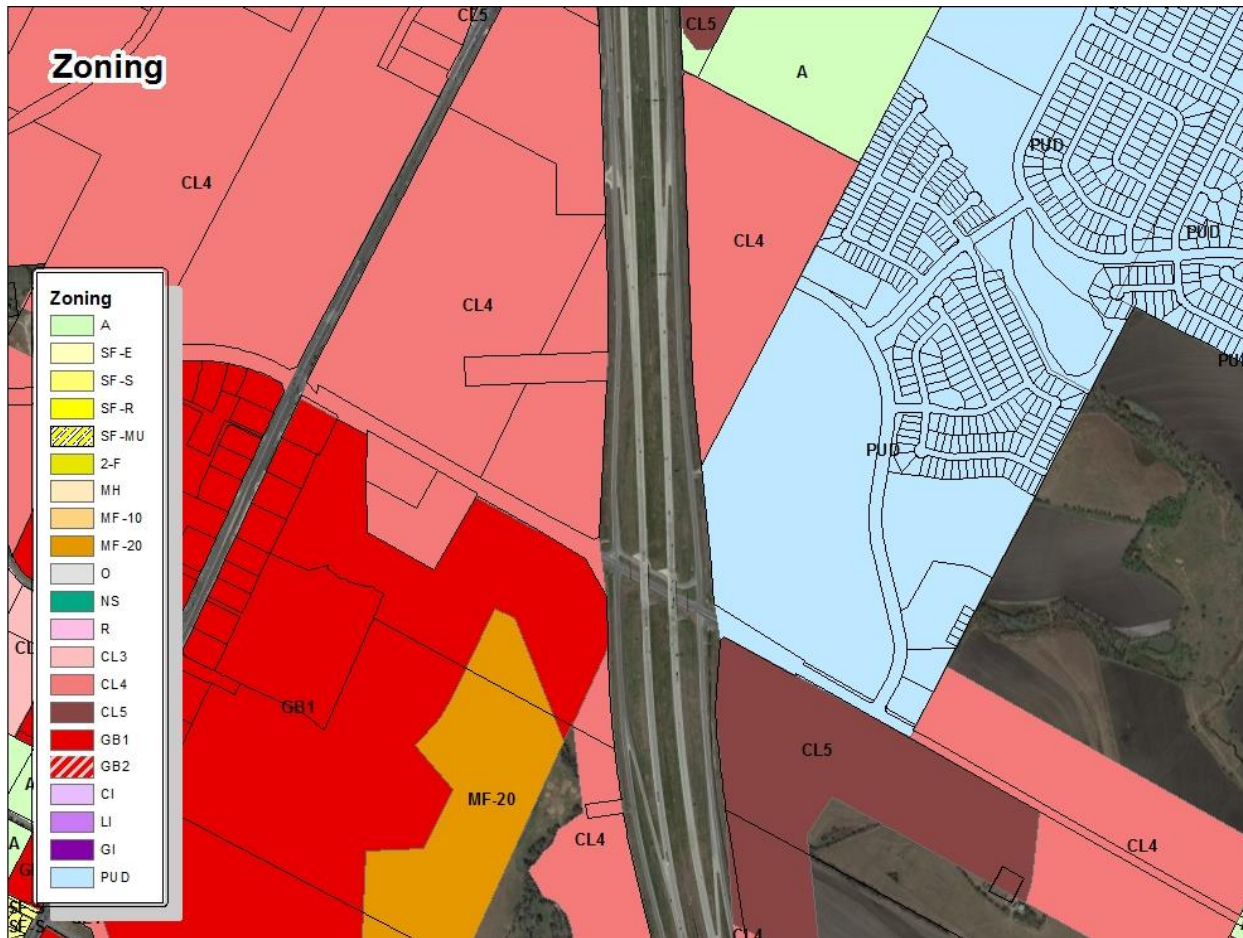
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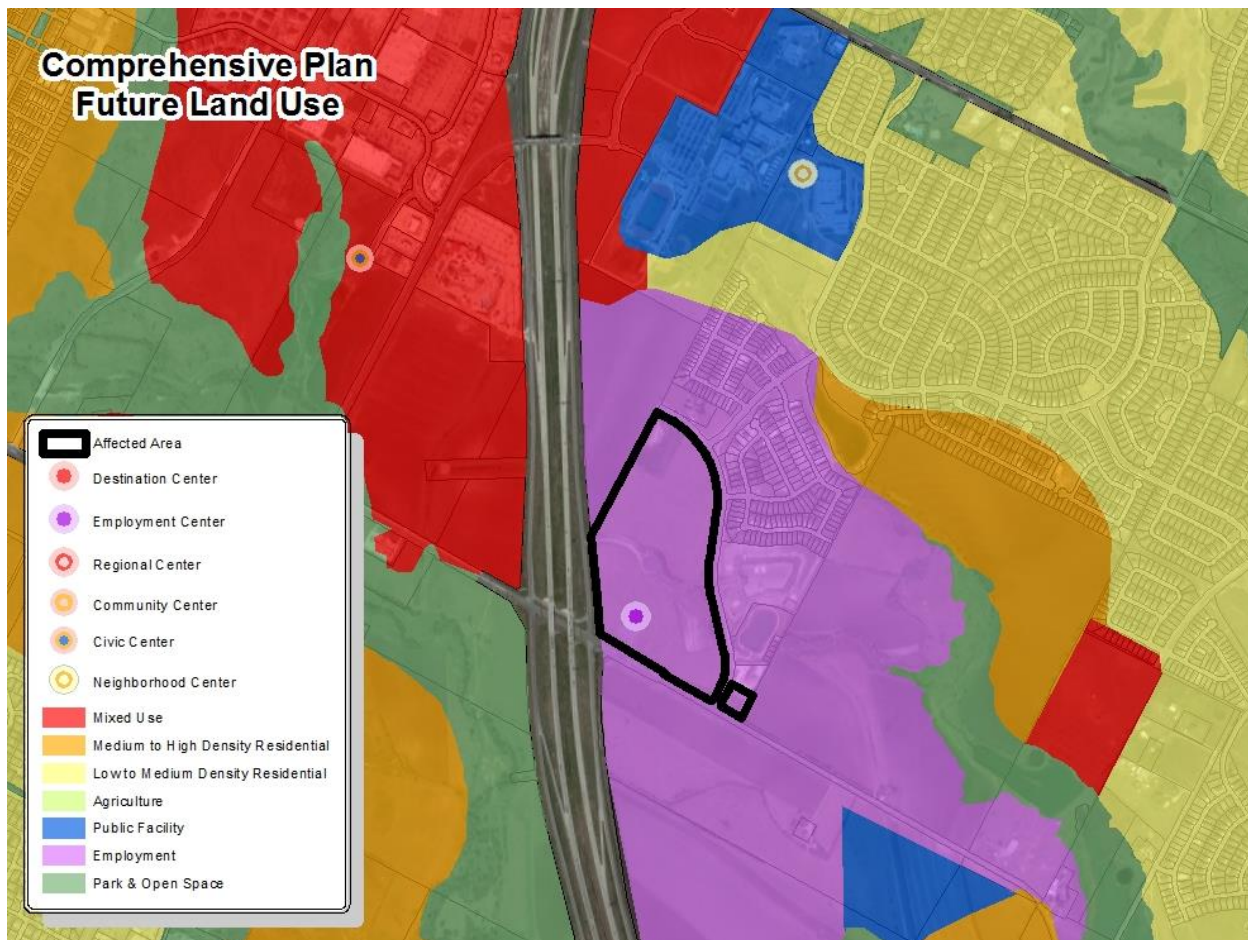
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**SITE PHOTOS:**



**SUBJECT PROPERTY – FACING EAST FROM SH 130**



**SUBJECT PROPERTY – FACING NORTH  
NEAR INTERSECTION OF COLORADO SAND DRIVE AND E. PFLUGERVILLE PARKWAY**



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**SUBJECT PROPERTY – FACING NORTH  
NEAR INTERSECTION OF COLORADO SAND DRIVE AND E. PFLUGERVILLE PARKWAY**



**SUBJECT PROPERTY – FACING NORTH (LOT 2, SECTION 19)  
INTERSECTION OF COLORADO SAND DRIVE AND E. PFLUGERVILLE PARKWAY**



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**SUBJECT PROPERTY – FACING WEST  
INTERSECTION FALCON VILLAGE LANE & COLORADO SAND DRIVE**



**SUBJECT PROPERTY – FACING NORTH ALONG FALCON VILLAGE LANE**

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**SUBJECT PROPERTY – FACING WEST ALONG FALCON VILLAGE LANE**



**SUBJECT PROPERTY – FACING SOUTH ALONG FALCON VILLAGE LANE**



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**SUBJECT PROPERTY – FACING SOUTH ALONG FALCON VILLAGE LANE**