

STAFF REPORT

Planning & Zoning:	8/6/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
City Council:	8/28/2018	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1807-02	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 6.798-acre tract out of the Thomas G. Stuart Survey Abstract No. 689, located generally northeast of the Pfluger Farm Rd and E. Pflugerville Pkwy intersection, from Agriculture/Conservation (A) to Urban Level 4 (CL4) district; to be known as the Timmermann 2018 Rezoning. (REZ1807-02)

LOCATION: The property is located along the north side of E. Pflugerville Pkwy, generally northeast of the Pfluger Farm Rd and E. Pflugerville Pkwy intersection.

SITE ANALYSIS:

The subject property is situated within a larger parent tract which is generally bound to the west by Pfluger Farm Lane and to the south by E. Pflugerville Pkwy. Wilbarger Creek provides a general land mark for the northern boundary of the property. The proposed request includes the original two-story Pfluger house, several of the remaining out buildings, as well as land within the immediate vicinity. The subject property does not include the existing single-story house on the property. The property is currently used as rangeland.

Adjacent	Base Zoning District	Existing Land Use
North	Urban Level 4 (CL4)	Agriculture/rangeland
South	Urban Level 4 (CL4)	Agriculture/pasture
East	Urban Level 4 (CL4)	Agriculture/rangeland
West	Urban Level 4 (CL4)	Agriculture/rangeland

REQUEST:

The property was recently annexed into the City of Pflugerville (ORD No. 1354-18-07-10) and subsequently zoned to the interim Agriculture/Conservation (A) district. The request is to rezone the property from Agriculture/Conservation to the Urban Level 4 (CL4) district with an intent to establish consistent zoning in the area.

PROPOSED DISTRICT:

According to the Unified Development Code, the Urban Level 4 (CL4) district is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors. The scale of structures in the Urban district is greater than found in the Suburban district and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the Suburban district but remain supportive of surrounding neighborhoods and employment centers.

- Permitted residential uses: Assisted Living, Condominium; Live Work Unit; Skilled Nursing/Nursing Home (Convalescent).
- Permitted non-residential uses: Automobile Parking Lot/Garage; Bar/Tavern; Brewpub/Wine Bar; Brewery/Distillery/Winery, Micro; Catering Establishment; Civic Center; Clinic; College, University, Trade School, or Private Boarding School; Commercial Recreation and Entertainment, Indoor; Convention Center; Day Care Facility; Dry Cleaning, Major; Dry Cleaning, Minor; Event Center; Financial Institution; Government Facilities; Health/Fitness Center; Liquor Store (off-premise consumption); Massage Therapy, Licensed; Museum/Art Gallery; Office: Administrative, Medical, or Professional; Park or Playground; Personal Services; Place of Worship; Print Shop (major and minor); Restaurant; Retail Sales and Services; Retail Sales – Single tenant over 50,000 sf; School: Private or Parochial; Theatre, Neighborhood; Theatre, Regional; Transit Terminal (Park & Ride).
- Conditional uses: Single Family Attached (3 or more) Townhome; Animal Establishments, Commercial; Drive in/Thru; Gas Station; Hotel/Hotel Residence; Wireless Telecommunication Facilities (WTF).
- Specific uses: Multi-Family; Automotive Body Repair Shop (Collision Repair); Automotive Repair and Service; Commercial Recreation and Entertainment, Outdoor; Distribution/Logistics Center; Hospital; Industrial Uses (Light); Mini-warehouse/public storage; Mobile Food Park; Office/Showroom; Office/Warehouse; Research and Development Center; Wireless Telecommunication Facilities (WTF).

COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan currently identifies the area as mixed use and regional center with civic center and destination retail centers in close proximity. The proposed rezoning supports multiple goals and actions as excerpted below from the Comprehensive Plan.

Land Use and Development Character Goal 2: *“Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, provide employment opportunities and shopping districts while reducing infrastructure costs.”*

- Action 2.1.1: “Provide new and infill development to accommodate basic retail services within walking distance of residential areas.”
- Action 2.2.1: “Provide a mixture of residential and non-residential uses in new and infill development to accommodate larger scale retail services that will serve multiple neighborhoods.”

Land Use and Development Character Goal 3: The amount of commercial and industrial land uses will accommodate opportunities for employment, services, and growing the municipal tax base.

Transportation Goal 2: *“Balance land use and transportation infrastructure to make living, working, shopping and playing in Pflugerville safer and more convenient for residents and visitors.”*



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- Action 2.1.1: “As a rule, locate high trip generating uses such as employment and regional centers adjacent to arterial roadways, major collector streets, or freeway frontage roads.”

Economic Goal 2: *“Pflugerville will have enhanced access to medical facilities, services and specialties as the City continues to grow.”*

- Action 2.1.1: “Encourage the development of small medical offices with uses such as physicians’ offices, urgent care, rehabilitation services, and imaging among others.”

STAFF RECOMMENDATION:

The property is located within the major growth corridor of the community and is anticipated to be a part of a future master planned non-residential development. The proposed request will establish consistent zoning in the area and is consistent with several goals and actions included in the Comprehensive Plan.

NOTIFICATION:

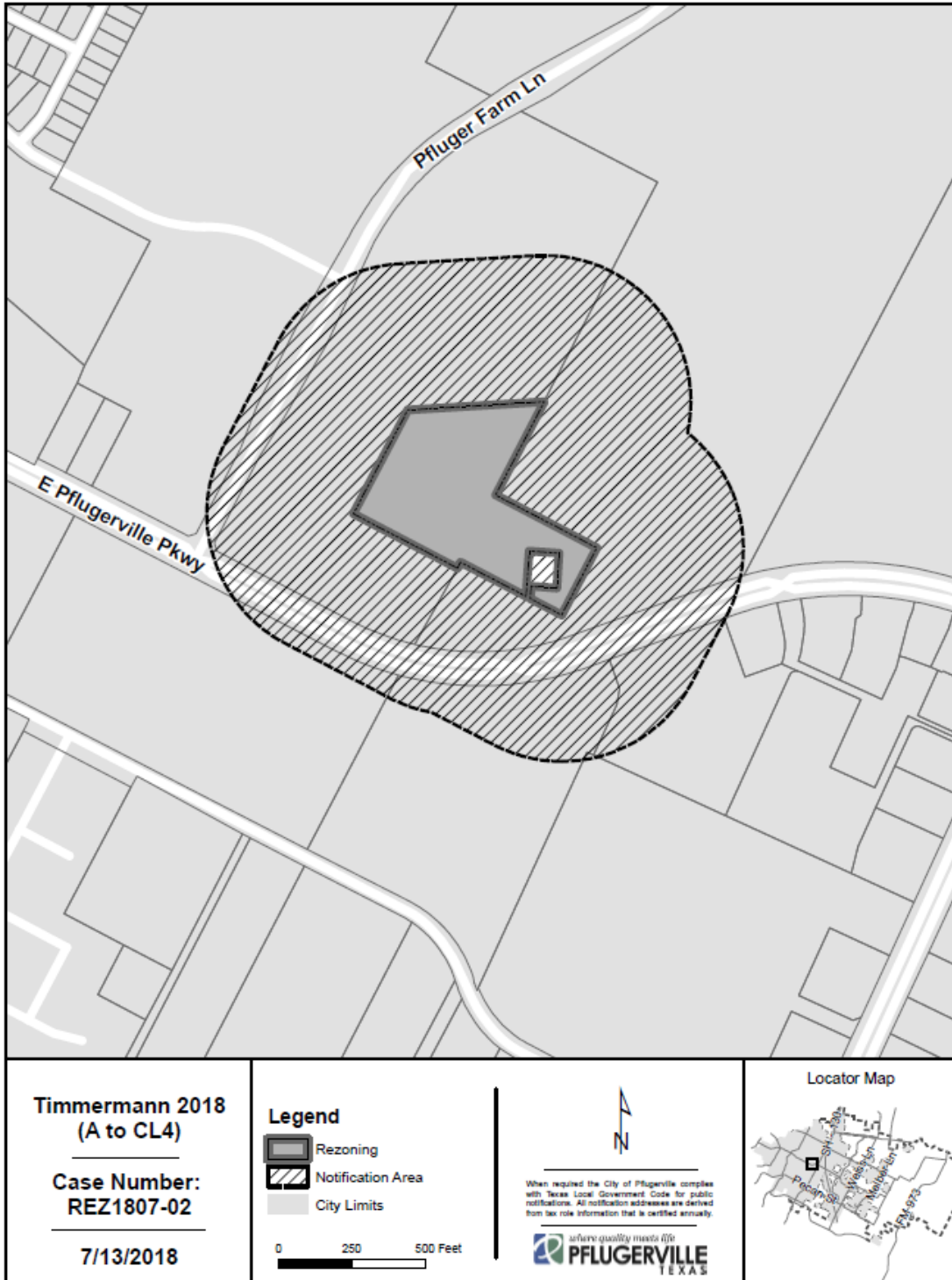
Newspaper Notification was published, notification letters were mailed to property owners within 500 feet of the property, and signs were posted on the property.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Subject Site Photo
- Survey

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NOTIFICATION MAP



ZONING MAP:



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SITE PHOTOS:



SURVEY:

