

## AGENDA REPORT

<b>Planning and Zoning:</b>	9/16/2019	<b>Staff Contact:</b>	Emily Fesette, Planner II
<b>City Council:</b>	10/8/2019	<b>E-mail:</b>	emilyf@pflugervilletx.gov
<b>City Council:</b>	10/22/2019	<b>Phone:</b>	512-990-6306

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**SUBJECT:** To receive public comment and consider a Specific Use Permit application for a proposed Automotive Repair and Service land use on a piece of a 0.748-acre tract of land situated in Lot 5, Block 4 Stone Hill Town Center subdivision in Pflugerville, Travis County, TX, generally located west of North State Highway 130 in the Stone Hill Town Center on the eastern extent of Limestone Commercial Drive, to be known as the Valvoline Instant Oil Change Specific Use Permit. (SUP1908-01)

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### PURPOSE OF SPECIFIC USE PERMIT:

A specific use permit provides for a case by case review of the proposed land use to ensure compatibility with the surrounding uses as well as the Unified Development Code (UDC). A specific use permit is similar to a zoning request in that the application is considered at public hearings and allows for the public, Planning and Zoning Commission, and City Council to review and consider the proposed request based on the specific criteria outlined in the UDC.

The Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the specific use permit request:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses;
2. Whether the activities requested by the applicant are normally associated with the requested use;
3. Whether the nature of the use is reasonable; and
4. Whether any adverse impact on the surrounding area has been mitigated.

In granting a specific use permit, the City Council may impose conditions upon the proposed use(s).

### PROJECT DESCRIPTION:

The property is currently undeveloped and is platted as a part of the Stone Hill Town Center Final Plat. It is a 0.748-acres parcel and the final piece left undeveloped in this commercial strip. The project proposal is for a 3-bay Valvoline Instant Oil Change facility of roughly 2,100 square feet. The conceptual site plan depicts the bay doors as compliant with the Code in that less than 4 face the public Right-of-Way. The developers have increased the masonry percentage to meet the UDC standards, and have altered their standard elevation design to meet the City standards. The proposed landscaping plan differs slightly from the code in order to align with neighboring properties. The conceptual site plan shows a slight deviation from the Code with regards to streetscape depth requirements, however the applicant has done this to align with the neighboring and adjacent properties.

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### **ZONING AND LAND USE:**

The subject property is zoned Corridor Urban Center Level 5 (CL5) which allows for consideration of a variety of residential and non-residential land uses. An automotive repair and service land use in the CL5 district requires a Specific Use Permit to provide the Commission and Council an opportunity to evaluate the proposed location in order to determine if the use is appropriate in that location and to add any conditions, should they be warranted.

Adjacent property to the north, west, and south is commercial property zoned Corridor Urban Center Level (CL5). The nearby businesses include, several fast food establishments, Target, Dick's Sporting Goods, and further down Limestone Commercial Drive, another automotive use. Land to the east across from North State Highway 130 is agricultural land, zoned Corridor Urban Center Level 5 as well.

### **PROPOSED AUTOMOTIVE REPAIR AND SERVICE USE:**

If approved, the proposed automotive repair and service center development will be required to be developed consistent with all of the Unified Development Code, as amended, including but not limited to setbacks, building materials, parking, site lighting, landscaping, site access and circulation, traffic impact analysis (TIA) should it be warranted as determined by the trips generated, etc. Below is a general description of the proposed site plan as provided with the specific use permit submittal and included as a separate attachment to this report.

### ***Site Layout:***

According to Table 4.4.4 of the UDC, building setbacks within the CL5 district along the north and south property lines will be 5' or 0', while the east and west setbacks are permitted at 15'. The streetscape yard is proposed to be altered along Limestone Commercial Drive to match adjacent properties which were approved under a previous version of the UDC.

### ***Landscaping and Street Trees:***

As required by Table 11.3 C of the Unified Development Code, a minimum of 15% of the lot is required to be landscaped with at least one 3" Caliper tree per 300 sf of landscaped area and four 3-gallon shrubs per 300 sf landscaped area for development in the CL5 district. The conceptual landscape plan is generally consistent with the UDC and will be confirmed with the site development process.

### ***Architectural:***

The proposed building elevations have been altered from the national corporate standard for Valvoline in order to meet the requirements laid out in the UDC, with an equal mix of brick (50%) and natural stone veneer (50%), which will be required on all primary facades as defined in the UDC. Further architectural details, including articulation will be reviewed with the site plan and will be required to comply with the minimum requirements for commercial land uses as outlined in Table 9.4.2 of the UDC, as amended.

Automotive uses with overhead bay doors are required to provide overhangs, awnings, or a similar structure over the doors. The proposed elevations appear to be consistent with overhangs above each

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bay door and will be confirmed with the site development process. The UDC requires rooftop mechanical equipment to be screened by parapets or louvers. In order to be in compliance, the proposed roof of the structure has also been altered from the Valvoline national standard from a pitched roof to a flat roof with the parapets.

### COMPREHENSIVE PLAN:

Per the Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), the subject property is generally located within an area identified for mixed use within a destination center, and within close proximity to both a civic center, and a neighborhood center. According to the Comprehensive Plan, mixed use centers are intended to balance the community housing and employment needs and also between property and sales tax receipts.

*“Mixed use areas are intended to provide a built environment that facilitates the ability to live, work and play in one area. These areas should contain convenient pedestrian circulation networks. Over time, these areas should increase in intensity, creating more cost-effective development patterns. Buildings should have a mix of uses, which are mutually supportive and integrated into the community realm...”*

The proposed specific use permit is for a commercial development for an automotive service and repair center, located within close proximity to the SH 130 and SH 45 interchange. Currently the area to the east is vacant but anticipated to host a mix of commercial and residential land uses. Town Center Drive, located to the south of the development in which the property in question is located, is an existing minor collector that connects to FM 685. The inclusion of this development will connect the two properties on either side of the vacant lot, with the addition of a sidewalk along Limestone Commercial Drive. This sidewalk connection will increase connectivity and allow for better pedestrian flow.

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

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

- ⇒ Action 2.3.1: Allow for increased development potential in existing regional centers and permit new centers to accommodate development opportunities and diversify nonresidential uses.

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

### STAFF RECOMMENDATION:

The proposed specific use permit is generally in accordance with the Preferred Land Use Vision Plan, the goals of the Comprehensive Plan, and compatible with adjacent and nearby zoning districts. At this time there is only one other automotive use in the Stone Hill Commercial Center and it is located several properties north of the proposed automotive use. Sidewalk has been constructed with each pad site

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along Limestone Commercial Drive and the development of the subject tract will provide sidewalk in a gap zone, increasing the connectivity of this area. Staff recommends approval of the specific use permit application with the following conditions of approval:

Item	Conditions of Approval	Purpose
1	The site shall be developed in accordance with Exhibit "A" and the Unified Development Code, Ordinance No. 1203-15-02-24, as amended.	Consistency with current standards. Deviations consistent with adjacent properties.

### NOTIFICATION:

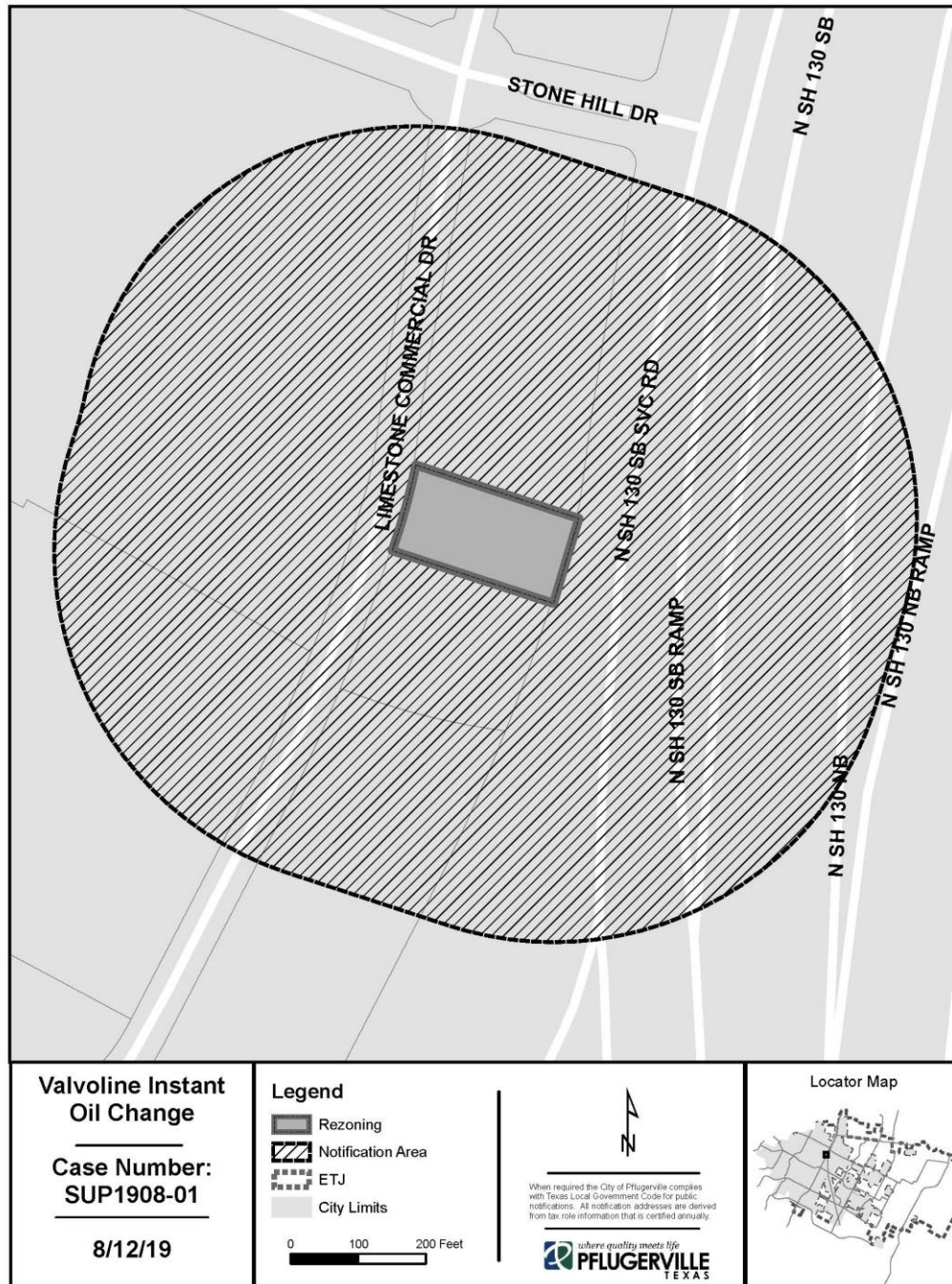
Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the Pflugerville Pflag newspaper. No inquiries have been received to date.

### ATTACHMENTS:

- Notification Map
- Preferred Land Use Plan
- Zoning Map
- Aerial Map
- Letter from the Applicant
- Survey
- Specific Use Permit Conceptual Site Plan "Exhibit A" (separate attachment)

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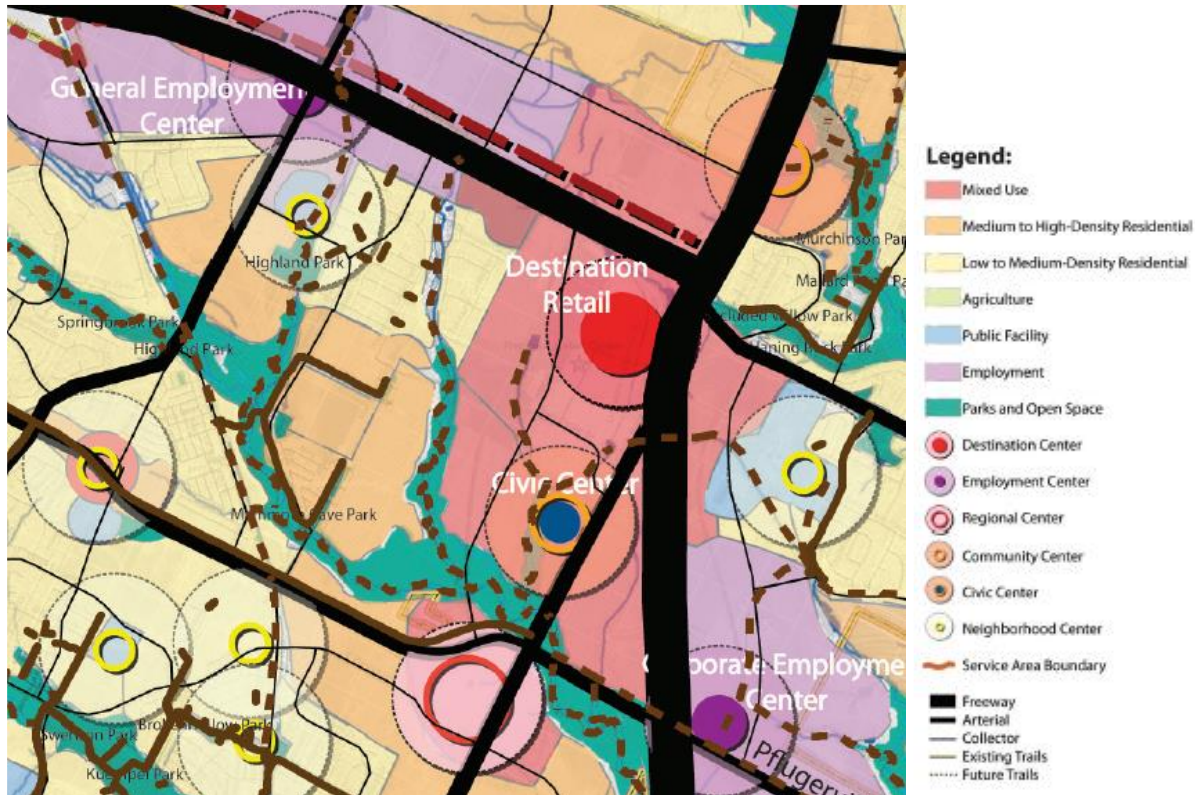
### NOTIFICATION MAP:





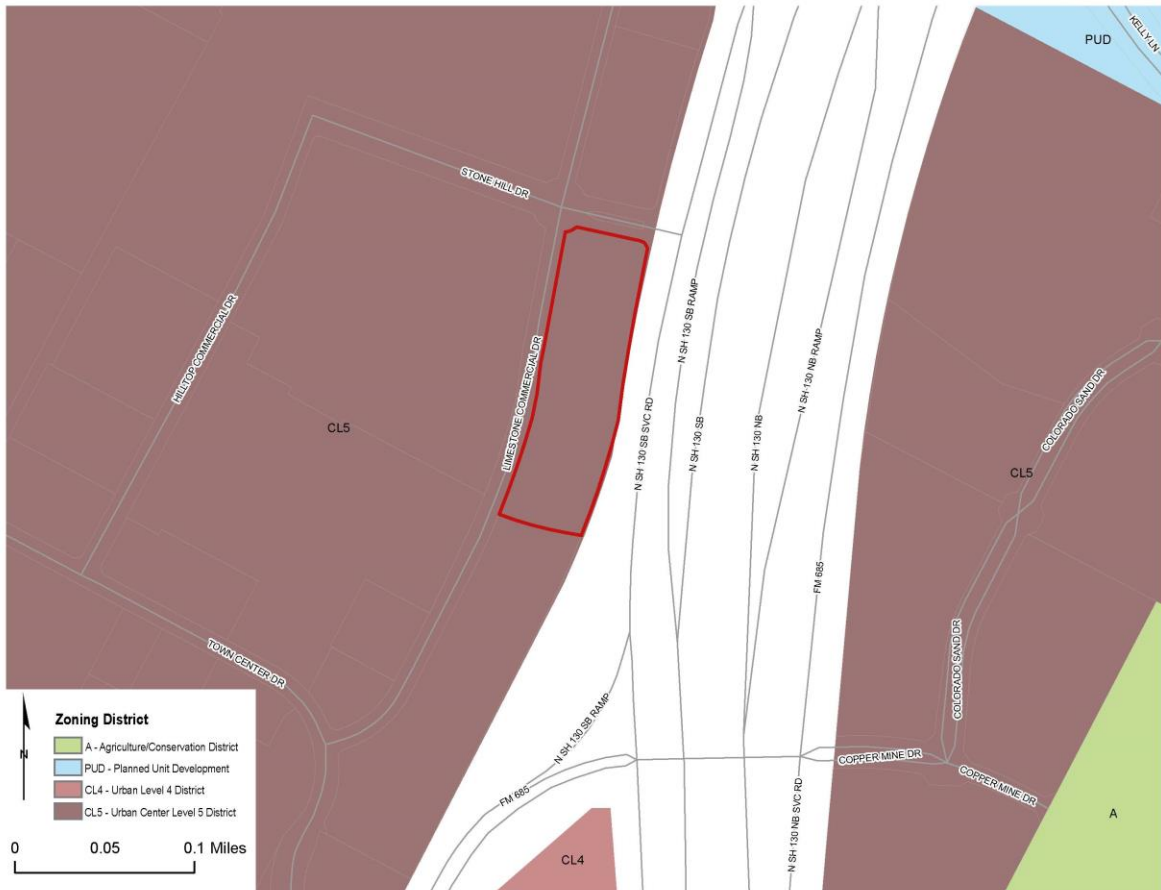
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**PREFERRED LAND USE VISION PLAN:**



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### ZONING MAP: Lot 5, Block 4



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**AERIAL MAP: Dashed line Lot 5, Block 4, Solid line subject property**





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**APPLICANT LETTER OF REQUEST:**



August 20, 2019

City of Pflugerville  
Planning Department  
201-B East Pecan Street  
PO Box 589  
Pflugerville, TX 78691

RE: Proposed Valvoline Instant Oil Change  
18717 Limestone Commercial Dr.  
Pflugerville, TX 78660

Dear Planning and Zoning Commission and City Council,

We would like to request a Specific Use Permit to allow an oil change facility to be located at 18717 Limestone Commercial Drive on the 0.748-acre vacant lot located in the Stone Hill Town Center. Valvoline Instant Oil Change (VIOC) proposes to build a 3-bay oil change facility (~2,100 SF) as depicted on the attached site plan. We have modified our prototypical store to meet the design requirements for the City of Pflugerville by modifying our pitched roof to a flat roof, adding articulation via corner bump outs, raising the parapet over the overhead doors, changing the building materials, and raising the tower height as shown on our elevations.

Since the proposed VIOC will be located in an existing commercial development that includes multiple restaurants, retail shops and an auto-repair shop (Firestone Complete Auto Care, 1,500 feet to the north), it will be compatible and harmonious with the existing businesses in the immediate surrounding area. The proposed VIOC will be used for oil change services only, so the activities requested are normally associated with the proposed use of this service. We believe that the nature of this use is reasonable, since it will be instant oil change services only. No adverse impacts to the surrounding area are expected since we are proposing to utilize existing drives to access the site as well as connecting to existing utilities immediately north and south of the property.

Valvoline has 500 corporate operations throughout the US and looks forward to locating in Pflugerville. Please feel free to contact me with any questions.

Sincerely,

*Kelsey Kreher*

Kelsey Kreher  
Civil Designer  
(479) 273-7780x355

KMK/hma

**SURVEY:**

