



City of Pflugerville

Legislation Details (With Text)

File #: ORD-0781 **Version:** 3 **Name:** Downtown East PUD
Type: Ordinance **Status:** Mayor's Office
File created: 6/25/2024 **In control:** Planning and Zoning Commission
On agenda: 8/13/2024 **Final action:** 8/13/2024

Title: Approving an ordinance on third reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 32.6197 acres of land out of the C.S. Parish Survey No. 2, Abstract No. 621, and the Sefrim Eiselin Survey No. 1, Abstract 265, both in Travis County, Texas from Planned Unit Development (PUD), General Business 1 (GB1) and Agriculture/Conservation (A) to Planned Unit Development (PUD) District; to be known as the Downtown East Project Planned Unit Development (PUD2024-00142); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Location Map, 3. Zoning Map, 4. Future Land Use Map, 5. Central District, 6. Mixed-Use Neighborhood Future Land Use, 7. Parks and Open Space Future Land Use, 8. Ordinance, 9. Exhibit B Downtown East Project Development Plan

Date	Ver.	Action By	Action	Result
8/13/2024	3	City Council	Adopted	Pass
7/9/2024	2	City Council	Amended	Pass
6/25/2024	1	City Council	Approved on First Reading	Pass

Approving an ordinance on third reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 32.6197 acres of land out of the C.S. Parish Survey No. 2, Abstract No. 621, and the Sefrim Eiselin Survey No. 1, Abstract 265, both in Travis County, Texas from Planned Unit Development (PUD), General Business 1 (GB1) and Agriculture/Conservation (A) to Planned Unit Development (PUD) District; to be known as the Downtown East Project Planned Unit Development (PUD2024-00142); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Historically, the Pfluger Tract, is approximately 29 acres of the subject development and was annexed in December 1994 with the base zoning district of Agriculture/Development Reserve (A). The 3 acre balance of the subject property is along the southern portion of the site which was annexed in 1965 and rezoned to Agriculture (A) in 1984 and then General Business 1 (GB1) in 1999. In 2008, the 29.075-acre Pfluger Tract portion of the property was then rezoned to Planned Unit Development (PUD) and intended to be developed with a mix of land uses.

In April of 2022 City Council held a public meeting for Downtown East, in which the vision of the project was shared, comment was gathered from the community, and a resolution containing 19 goals for the Downtown East Project was established. In June of 2022 City Council held a another public meeting in which Council discussed public feedback, a revised conceptual plan, and began

envisioning City Hall. Then in 2022, the City Council voted to support a stakeholder committee to create a public-private partnership as well as establishing a master development plan for the Downtown East Project. In March of 2023, City Council entered into a Exclusive Negotiating Agreement (ENA) with Griffin Swinnerton and Catellus that established the expectations of the partnership and performance of preliminary development activities necessary to achieve the goals outlined by City Council for the Downtown East project and begin articulating the requirements for a Preliminary Development Agreement and solidify the public private partnership. In the fall of 2023, City Council approved a Preliminary Development Agreement (PDA) for the development of Downtown East, selecting Griffin Swinerton as the master developer for the Downtown East Project. After collaboration with City Council, various City Boards and Commissions, City Staff and the master developer consultant team, a Planned Unit Development (PUD) for the Downtown East Project was submitted for consideration in March of this year.

Following the public hearing and first reading of the ordinance on June 25, 2024, it was identified that a minor adjustment was necessary to clarify the height of City Hall in the proposed Planned Unit Development to allow a maximum of five stories at 80' in height. On July 9, 2024, City Council approved the proposed amendment with the second reading of the ordinance, and a third reading of the ordinance is required as a result of the adjustment.

Proposed Districts

The proposed Planned Unit Development (PUD) consists of three zoning districts: PUD-DTE, PUD Plaza, and PF, developed into 7 parcels of land.

The PUD-DTE district includes the seven development parcels within the Pfluger Tract, intended to support a mix of medium and higher-density, mixed-use development oriented to Main Street and the Civic Plaza. It is envisioned for this development to serve a verity of land uses that will serve the general needs of the City of Pflugerville. The Downtown East Project will provide Civic uses including City Hall, Multi-Generational Recreation Center, Plaza and open space, multi-family, district parking as well as a verity of vertical mixed-use commercial, retail and restaurants.

The PUD-PLAZA district includes the Civic Plaza that will include a limited amount of commercial activity intended to activate the space and to serve as the principal gathering space of Downtown East.

The PF district includes all of the publicly accessible open space along Gilleland Creek and bufferyard between the Pfluger Tract and the single-family neighborhood to the north.

Comprehensive Plan

The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan identifies the area as Mixed-Use Neighborhood and Parks and Open Space..

Planning & Zoning Commission Action

June 3, 2024 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 7-0.

Prior City Council Action

City Council conducted a public hearing and approved the ordinance on first reading on June 25, 2024 and second reading on July 9, 2024.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: 5/16/2024

Attachments

Staff Report

Location Map

Zoning Map

Future Land Use Map

Central District

Mixed-Use Neighborhood Future Land Use

Parks and Open Space Future Land Use

Ordinance

Exhibit B: Downtown East Project Development Plan

Recommended Actions

1. Motion to approve the ordinance on third reading of Downtown East Project