



City of Pflugerville

Legislation Text

File #: ORD-0690, Version: 3

Approving an ordinance on second reading with a caption reading: An Ordinance of the City of Pflugerville, Texas, Amending Ordinance No. 1478-20-02-09 of the City of Pflugerville, Texas, as amended, by amending the Hill Country Bible Church Planned Unit District (PUD) District approved in ORD 1479-21-02-09, by adding a use within the non-residential districts to allow the use of veterinary clinic for an approximately 48.126 acres of land, out of the T.J. Chambers Survey, Abstract No. 7, the John Vanwinkle Survey, Abstract No. 786, and the Elnathan Bebee Survey, Abstract 53, all in Travis County, Texas to continue to be known as the Hill Country Bible Church Planned Unit District Development (PUD) District (2022-4-PUD); providing for a repeal of conflicting ordinances; providing for severability; and providing for an effective date.

The Hill Country Bible Church development consist of approximately 48 acres located at the southeast corner of E. Pflugerville Parkway and Wilke Ridge Lane, along the south side of E. Pflugerville Parkway. The Hill Country Bible Church PUD was approved in 2021 through Ordinance No. 1478-21-02-09. The entire acreage was rezoned to Planned Unit Development (PUD) for defining areas of growth for the place of worship and to develop a walkable, horizontal mixed-use development in the eastern portion of the property. The property is proposed to be developed in multiple phases.

The development is planned in phases with phase one of the project, the age restricted (55+) multi-family complex currently under construction and nearing completion. In future phases, limited retail and service land uses are proposed in the northeastern portion of the property, north of the age-restricted complex, and are anticipated to be constructed as market conditions dictate. The development of the property will be subject to the Retail (R) zoning district requirements with exception that the land uses have been limited in the PUD at the request of the church. Future expansions of the church with associated community outreach endeavors are contemplated to occur in the west, central, and southwest portion of the property. Specific plans for expansion are not provided in the PUD at this time, however when those endeavors are pursued, the property will be developed in accordance with the Retail (R) district per the PUD.

The applicant is proposing adding an additional use of veterinary clinic to be added to the approved uses within the PUD. The applicant proposing approximately 4,000 S.F. for the clinic and 1,120 S.F. of fenced in outdoor space for an exercise space for use during the daytime for animals being treated within the facility. The PUD defines a veterinary clinic as a facility where a licensed veterinarian maintains treatment facilities for the boarding and medical or surgical treatment of diseased or injured animals such as dogs, cats, or other domestic animals. The clinic will not house animal kennels outdoors and will not leave animals outdoors overnight.

The Aspire Pflugerville 2040 Plan calls this area out as mixture of Mixed-Density Neighborhood and Neighborhood Retail/Office/Commercial. Appropriate primary uses within this land use include Neighborhood Office and Commercial and Neighborhood Shopping Center, with conditional primary uses listed as Mixed-Use, Neighborhood Scale and Mixed-Use Community

Scale. This land use traditionally serves the convenience retail, service, office, and institutional needs of the surrounding community. Development is generally small- or medium scale development ranging from 1,500 square feet to 45,000 square feet and one to two stories in height.

Staff recommends approval of the request to add veterinary clinic as an approved use to the Hill Country Bible Church PUD. The base zoning for the non-residential portion of the PUD is Retail (R) zoning. Retail zoning in the Unified Development Code (UDC) allows by right the land use Animal Establishment, Commercial. The UDC provided the following definition for the Animal Establishment, Commercial Use: facility that provides goods or care services for animals and pets, such as medical care, boarding, grooming, and training. This definition includes pet daycare facilities, animal shelters, and veterinarian clinics; however, this definition excludes a pet store as it is classified as retail sales and service. A Animal Establishment, Commercial is categorized into two subgroups, minor and major. A minor facility must provide for all operations indoors, which excludes outdoor runs or kennels. A major facility may have outdoor operations or accessory components, such as kennels and runs.

This use as defined by the UDC allows for a broader range of services that can be offered at this type of establishment. The PUD narrows the scope of this use to that of a clinic maintained by a licensed veterinarian for the treatment of diseased or injured animals. The additional land use will be subject to the same design regulations as laid out in the PUD document and the UDC for Retail (R) zoning. The use is compatible with the other permitted uses within the PUD and meets the intent of the Comprehensive Plan for the area.

Planning and Zoning Commission Action

On February 6, 2023 the Planning and Zoning Commission conducted a public hearing and recommended **approval** of the proposed ordinance with a vote of 4-1, with one commissioner recused from the vote.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on the first reading on February 14, 2023.

Funding Expected: Revenue ___ Expenditure ___ N/A X

Budgeted Item: Yes ___ No ___ N/A X

Amount: _____

1295 Form Required? Yes ___ No X

Legal Review Required: X Required ___ Date Completed: February 7, 2023

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance
4. Proposed Development Standards Redlined

Recommended Actions

1. Motion to approve the ordinance on second reading amending ordinance 1478-21-02-09

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