



City of Pflugerville

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Title:	Discussion regarding the SH45 Small Area Plan.				
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Attachments:	1. Aspire 2040 Excerpts: FLUM, Land Use Categories, & Uptown District Goals, 2. SH45 SAP Information Flyer: Project Boundary, Vision and Goals, 3. SH45 Small Area Plan - Survey Summary Results				

Date	Ver.	Action By	Action	Result
8/1/2022	1	Planning and Zoning Commission		

Discussion regarding the SH45 Small Area Plan.

On April 26, 2022, the City adopted the Aspire Pflugerville 2040 Comprehensive Plan, which establishes the fundamental building blocks of the City's vision and is a guidebook for decision-making over the next 20 years for staff, boards and commissions, and City Council. The Aspire Pflugerville 2040 Comprehensive Plan incorporates goals, policies, and action items for land use, growth, development, economic development, transportation, mobility, infrastructure, community facilities, public services, healthy community and neighborhood vitality. The Aspire 2040 Plan chapters are posted online at www.pflugervilletx.gov/aspire.

The Aspire 2040 Plan identified the need for the northern SH45 area to be further analyzed through a small area plan, which was included as an action item for the Uptown (Neighborhood) District. The SH45 Small Area Plan is intended to build upon the goals, policies, and action items within the Aspire Pflugerville 2040 Comprehensive Plan and provide more details and general locations of the anticipated future land uses, development pattern, and roadway configurations.

Draft Vision Statement: To proactively build a framework for the high-quality development of the site that is flexible enough to respond to changing markets while ensuring the creation of an innovative employment and vibrant, wellness-focused mixed-use destination that fully realizes the potential of this prominent location in the region and provides for a coordinated approach to public infrastructure improvements.

On June 16, 2022, the City held an open house for the SH45 Small Area Plan where approximately 50-60 people were in attendance. In addition to the open house, an online survey was provided for two weeks, from June 17th - July 5th. The presentation and discussion will include a general overview and the feedback we received through the online survey. Refer to the attachment for the survey summary results.

For more information on the SH45 Small Area Plan, visit www.pflugervilletx.gov/aspire.

Aspire 2040 Excerpts: FLUM, Land Use Categories, & Uptown District objectives
SH45 SAP Information Flyer: Project Boundary, Vision and Goals
SH45 SAP Survey Summary Results