



City of Pflugerville

Legislation Text

File #: ORD-0476, Version: 3

Approving an ordinance on second 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 a 0.748-acre tract of land situated in Lot 5, Block 4 Stone Hill Town Center subdivision in Pflugerville, Travis County, Texas; to be known as Valvoline Instant Oil Change Specific Use Permit; providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property is currently undeveloped and is platted as a part of the Stone Hill Town Center Final Plat. It is a 0.748-acre parcel and the final piece left undeveloped in this commercial strip, located between IHOP and a multi-tenant retail building that includes Mattress Firm. The area is zoned Corridor Urban Center Level 5 (CL5) and in this zoning, a Specific Use Permit is required for all automotive repair and service uses. The proposal is for a 3-bay Valvoline Instant Oil Change facility of roughly 2,100 square feet. The conceptual site plan is generally in conformance with the Unified Development Code, with a slight deviation for the streetscape depth, which has been altered to align with neighboring properties.

Staff evaluated the proposal per the Comprehensive Plan and the Preferred Land Use Vision Plan. The subject property is generally located within an area identified for mixed-use located within a destination center, and near to both a civic center and a neighborhood center. The proposal is in line with the goals of the Comprehensive Plan and the Preferred Land Use Vision Plan.

Prior Action

A specific use permit was approved for a similar automotive use in the Stone Hill Town Center subdivision North of the property in question.

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. This commercial center has been designed to be walkable and the addition of this use will add to this walkability filling in a sidewalk gap. Therefore staff recommends approval of the specific use permit application with the conditions of approval found in the Staff Report.

Planning and Zoning Commission Action

On September 16, 2019 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance by a vote of 7-0.

Prior City Council Action

The City Council held a public hearing and approved (vote 5-1) the ordinance on first reading on

October 8, 2019.

Projected Future City Council Action

The second reading of the ordinance is scheduled for October 22, 2019.

Funding Expected: Revenue ___ Expenditure ___ N/A

Budgeted Item: Yes ___ No ___ N/A

Amount: _____

1295 Form Required? Yes ___ No

Legal Review Required: N/A ___ Required Date Completed: ___9/27/2019___

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance

Recommended Actions

Approve the ordinance on second reading for the specific use permit in the CL5 district.