



# PLANSOURCE

*professional planning services*

**WilburSmith**  
A S S O C I A T E S

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## **SH 130 AND SH 45 CORRIDOR DEVELOPMENT STRATEGY**

The City of Pflugerville is enjoying a robust boom in residential development. However, the community has very few opportunities to build a strong commercial core that would permit a diversified tax base and improve long term self-sufficiency.

Wilbur Smith developed a land use suitability model to project probable development patterns and calculated the fiscal/economic impact of these development patterns based on the proposed corridor.

We also prepared the transportation (streetscape and parking) guidelines of the form based code developed by WSA as development strategy for the study area.