

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1545-22-04-26 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY AMENDING THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 153 PLANNING, BY AMENDING THE ASPIRE PFLUGERVILLE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOUND IN CHAPTER 3 TO BE KNOWN AS THE 2025 DOWNTOWN FLUM AMENDMENT (CPA2024-00499); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the authority of Chapter 213 of the Texas Local Government Code, the City of Pflugerville (City) shall adopt and maintain a comprehensive plan to promote sound development and public health, safety, and welfare; and

WHEREAS, on April 26, 2022 the City of Pflugerville adopted the Aspire Pflugerville 2040 Comprehensive Plan by Ordinance No. 1545-22-04-26; and

WHEREAS, the City has initiated the Comprehensive Plan Amendment to amend the Future Land Use Plan land use category for the following Travis County Property IDs: 276146, 276147, 276127, 276126, 276125, 276124, 276123, 276122, 276023, 276129, 276133, 276132, 276131, 276130, 276177, 274586, 274585, 276186 from Suburban Residential to Mixed-Use Neighborhood, and from Suburban Residential to Institutional for Travis County Property ID: 276023 as depicted and described in **Exhibit A**, which is attached hereto and fully incorporated herein for all purposes (Proposed Future Land Use Designation); and

WHEREAS, the Planning and Zoning Commission held a public hearing on January 6, 2025 and voted affirmatively to approve the requested Future Land Use Map amendment with a vote of 7-0; and

WHEREAS, City Council held a public hearing on January 28, 2025 and voted affirmatively to approve the Future Land Use Map Amendment with a vote of [____]; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. The City Council finds:

That the proposed Future Land Use Map amendment promotes sound development and public health, safety, and welfare; and

SECTION 3: The City Council amends the Official Future Land Use Map of the City of Pflugerville, Texas adopted in Ordinance No. 1545-22-04-26, as amended, to change the the Future Land Use Plan land use category for the following Travis County Property IDs: 276146, 276147, 276127, 276126, 276125, 276124, 276123, 276122, 276023, 276129, 276133, 276132, 276131, 276130, 276177, 274586, 274585, 276186 from Suburban Residential to Mixed-Use Neighborhood, and from Suburban Residential to Institutional for Travis County Property ID: 276023 as depicted and described in Exhibit A.

SECTION 4. Cumulative and Repealer Clause. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed to the extent of such conflict.

SECTION 5. Severability Clause. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 6. Effective Date. That this Ordinance will become effective on its adoption and passage by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

CHARLES E. ZECH, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

EXHIBIT "A"







**Downtown FLUM
Amendment**

**Case Number:
CPA2024-00499**

12/16/24

Legend

-  Subject Parcels
-  City Limits
-  ETJ

 Feet



When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.















**Downtown FLUM
Amendment**


**Case Number:
CPA2024-00499**

12/16/24


Legend

-  Subject Parcels
-  Suburban Residential
-  Traditional Neighborhood
-  Mixed-Use Neighborhood
-  Institutional
-  Parks and Open Space
-  City Limits
-  ETJ

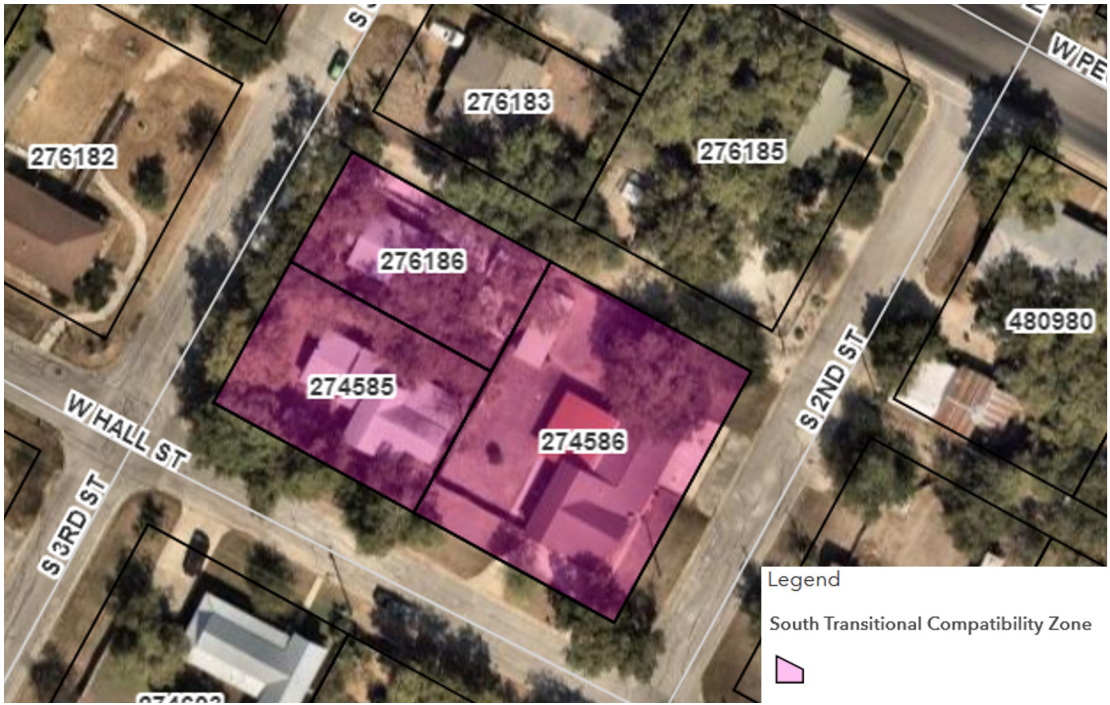
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SUBURBAN RESIDENTIAL LAND USE CATEGORY:

SUBURBAN RESIDENTIAL

Suburban residential should focus on creating a suburban atmosphere. Clustering should be encouraged to preserve open space and environmentally sensitive areas. Development standards should ensure adequate open space and efficient roadway and pedestrian connectivity to schools, neighborhood amenities, and parks. Supporting nonresidential uses should be similar in scale to the residential properties, including appropriate landscaping and buffering, and be located on major thoroughfares.



Single-family home

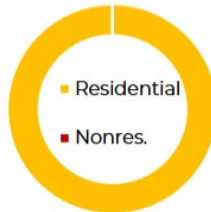
COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential	Primarily Nonresidential and Mixed-Use
Agricultural	Mixed-Use, Neighborhood Scale
Cluster Subdivision	Mixed-Use, Community Scale
Single-Family, Large Lot	Mixed-Use, Regional Scale
Single-Family, Suburban Lot	Neighborhood Office and Commercial
Single-Family, Small Lot	Regional Office and Commercial
Accessory Dwelling Unit	Neighborhood Shopping Center
Townhome	Regional Shopping Center
Duplex	Light Industrial/Flex Space
Triplex/Fourplex	Heavy Industrial
Bungalow/Cottage Court	Civic/Recreation
Courtyard/Garden Apartment	
Urban Apartment	

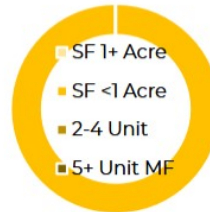
●●● Appropriate primary uses
 ●●○ Conditional as primary uses
 ○○○ Inappropriate use

Figure 3.7. Suburban Residential

Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix*



*Nonresidential mix to allow for commercial nodes along major collector and arterial roads when appropriate

MIXED-USE NEIGHBORHOOD LAND USE CATEGORY:

MIXED-USE NEIGHBORHOOD

Mixed-Use Neighborhood development incorporates different uses such as office, retail, commercial and residential in one area. Mixed-use development can be either vertical or horizontal. Vertical mixed-use describes a single structure with multiple uses within the structure. Typically retail or office is located on the ground floor while residential or office utilizes the upper floors. Horizontal mixed-use describes multiple uses next to each other in a single development or in close proximity. Uses can be located within a single structure, or in separate buildings adjacent to each other. These developments are intended to encourage users to not rely on vehicles and promote a pedestrian friendly experience. By mixing uses and having them in proximity, developments are more walkable than traditional suburban commercial development. These types of developments generally, incorporate amenities like plazas, public seating, and pedestrian features.



Mixed-Use Neighborhood building at an intersection

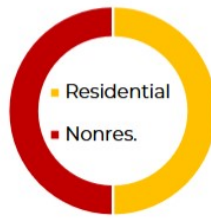
COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○○○	Mixed-Use, Neighborhood Scale	●●●
Cluster Subdivision	○○○	Mixed-Use, Community Scale	●●○
Single-Family, Large Lot	○○○	Mixed-Use, Regional Scale	○○○
Single-Family, Suburban Lot	○○○	Neighborhood Office and Commercial	●●○
Single-Family, Small Lot	●●○	Regional Office and Commercial	○○○
Accessory Dwelling Unit	●●●	Neighborhood Shopping Center	●●○
Townhome	●●●	Regional Shopping Center	○○○
Duplex	●●●	Light Industrial/Flex Space	○○○
Triplex/Fourplex	●●●	Heavy Industrial	○○○
Bungalow/Cottage Court	●●○	Civic/Recreation	●●●
Courtyard/Garden Apartment	○○○		
Urban Apartment	○○○		

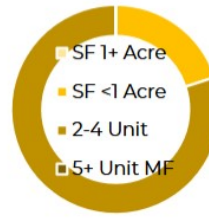
●●● Appropriate primary uses
 ●●○ Conditional as primary uses
 ○○○ Inappropriate use

Figure 3.12. Mixed-Use Neighborhood

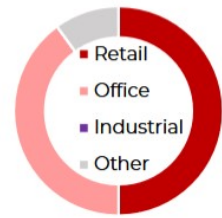
Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix



INSTITUTIONAL LAND USE CATEGORY:

INSTITUTIONAL

The Institutional land use category includes a wide range of public and private uses such as major public schools, athletic complexes, recreational facilities, libraries, government office buildings, and places of worship. These facilities should project a positive image of the community and be located to provide ample public access that ensures regional recreation and social opportunities.

COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○○○	Mixed-Use, Neighborhood Scale	○○○
Cluster Subdivision	○○○	Mixed-Use, Community Scale	○○○
Single-Family, Large Lot	○○○	Mixed-Use, Regional Scale	○○○
Single-Family, Suburban Lot	○○○	Neighborhood Office and Commercial	●●○
Single-Family, Small Lot	○○○	Regional Office and Commercial	●●○
Accessory Dwelling Unit	○○○	Neighborhood Shopping Center	○○○
Townhome	○○○	Regional Shopping Center	○○○
Duplex	○○○	Light Industrial/Flex Space	○○○
Triplex/Fourplex	○○○	Heavy Industrial	○○○
Bungalow/Cottage Court	○○○	Civic/Recreation	●●●
Courtyard/Garden Apartment	○○○		
Urban Apartment	○○○		

●●● Appropriate primary uses
 ●●○ Conditional as primary uses
 ○○○ Inappropriate use

Figure 3.18. Institutional Residential and Nonresidential Mix



Pflugerville Public Library

