



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0744    **Version:** 3    **Name:** Meadowlark Preserve PUD  
**Type:** Ordinance    **Status:** Approved  
**File created:** 8/21/2023    **In control:** Planning and Zoning Commission  
**On agenda:** 9/26/2023    **Final action:**

**Title:** 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 an approximately 97.882-acre tract of land and an approximately 0.224-acre tract of land generally located at the southeastern intersection of Cameron Road and Jesse Bohls Road from the Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district, with a base zoning designation of Single-Family Residential and Single Family Mixed-Use, to be known as the Meadowlark Preserve PUD (2023-1-PUD); Providing for Repeal of conflicting ordinances; providing for severability; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Ordinance, 3. Exhibit B - Meadowlark Preserve Development Plan, 4. Location Map, 5. Zoning Map, 6. Future Land Use Map, 7. Mixed Use Neighborhood Future Land Use, 8. Blackland Prairie Neighborhood District

Date	Ver.	Action By	Action	Result
9/26/2023	3	City Council	Approved on Second Reading	Pass
9/12/2023	2	City Council	Approved on First Reading	Pass
8/21/2023	1	Planning and Zoning Commission		

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In October of 2022, the City Council approved a resolution authorizing the City Manager to execute a development agreement (DA) with the Developer of the subject property, to be known as Meadowlark Preserve by Resolution No. 1997-22-10-11-1040. In October 2022, the City Manager and the Developer signed the approved DA. Among other things, the DA laid out a process for the future development of the subject property, including the requirement that the Developer create and pursue a PUD rezoning application to establish a zoning ordinance in accordance with the development regulations outlined in the DA.

In April of 2023, the applicant submitted a rezoning application for a PUD on the request of the Developer.

**Strategic Plan:**

Staff finds the proposed rezoning application meets the Economic and Infrastructure goals of the City's 2021-2025 Strategic Plan, including creating a fiscally-sustainable city with a high quality of life, and preparing robust, resilient infrastructure.

**School District:**

The residential land use was communicated to the district representatives during the standing monthly meeting and a notice was mailed to the school district about the proposed rezoning. No concerns about the rezoning or proposed residential land use were stated or received from the district representatives.

**Proposed District:**

The proposed PUD incorporates the land use and site design criteria that were established in the DA. The PUD proposes single-family residential base zones on a lot size basis. The proposed base zones are Single Family Residential (SF-R) for the larger 50-foot by 120-foot residential lots and Single Family Mixed-Use (SF-MU) for the smaller lots. It also proposes the SF-MU base zone for "paseo" lots. The proposed paseo lots would take access from public alleys and would front on parkland and open space.

**Comprehensive Plan:**

The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan identifies the area as Mixed-Use Neighborhood.

Staff recommends approval of the proposed PUD as presented.

City Attorney has approved the ordinance as to form.

**Planning and Zoning Commission Action**

On August 21, 2023 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

**Deadline for City Council Action**

Conduct a public hearing on September 12, 2023 as advertised with action required within 60 days.

**Prior City Council Action**

The City Council held a public hearing and approved the ordinance on first reading on September 12, 2023.

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes  No

**Legal Review Required:**  Required  Date Completed: 8/22/2023

**Supporting documents attached:**

- Staff Report
- Ordinance
- Exhibit B - Meadowlark Preserve Development Plan
- Location Map

Zoning Map  
Future Land Use Map  
Mixed-Use Neighborhood Future Land Use  
Blackland Prairie Neighborhood District

**Recommended Actions**

1. Motion to approve the ordinance on second reading rezoning the property from A to PUD.