



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0706    **Version:** 1    **Name:** Steeds Crossing Mixed-Use  
**Type:** Ordinance    **Status:** Approved  
**File created:** 3/22/2023    **In control:** City Council  
**On agenda:** 5/9/2023    **Final action:**  
**Title:** To receive public comment and consider an application to rezone 6 lots at the corners of Steeds Crossing and SH 130, consisting of an approximately 8.279-acres generally located both north and south of Steeds Crossing as it intersects with SH 130 and FM 685, from Agriculture/Development Reserve (A) to Suburban (Level 3:CL3) and Urban (Level 4:CL4); to be known as the Steeds Crossing Mixed-Use Rezoning (2023-1-REZ).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. General Location Map, 2. Staff Report, 3. Ordinance, 4. Proposed Zoning, 5. Comprehensive Plan, 6. CL-3 Development Regulations Chart, 7. CL-4 Development Regulations Chart, 8. Commons District, 9. Mixed Use Commercial Overview

Date	Ver.	Action By	Action	Result
5/9/2023	3	City Council	Approved on Second Reading	Pass
4/25/2023	2	City Council	Approved on First Reading	Pass
4/3/2023	1	Planning and Zoning Commission	Recommended for Adoption	Pass

To receive public comment and consider an application to rezone 6 lots at the corners of Steeds Crossing and SH 130, consisting of an approximately 8.279-acres generally located both north and south of Steeds Crossing as it intersects with SH 130 and FM 685, from Agriculture/Development Reserve (A) to Suburban (Level 3:CL3) and Urban (Level 4:CL4); to be known as the Steeds Crossing Mixed-Use Rezoning (2023-1-REZ).

The applicant is proposing to rezone the 6 lots within the Steeds Crossing Subdivision, located at the intersection of Steeds Crossing and FM 685/SH 130. The properties are currently zoned Agriculture/ Development Reserve (A), and the proposal is to rezone the eastern half of the properties to Suburban (Level 3:CL3) and the western half to Urban (Level 4:CL4). The applicant is proposing to rezone approximately 4.53-acres to Suburban (Level 3: CL3), and 3.74-acres to Urban (Level 4:CL4). The CL-3 District is located immediately adjacent to the single-family residential development in Steeds Crossing, with the more intense zoning district immediately adjacent to SH 130. If the applicant wanted to develop the site with multi-family, they would be required to apply for a Specific Use Permit within both proposed zoning districts.

The Suburban (Level 3: CL3) and the Urban (Level 4: CL4) zoning districts meet the goals of the Aspire Pflugerville 2040 Comprehensive Plan for this location to create a mix of commercial and residential uses along the SH 130 corridor.

The subject tract is located at the intersection of Steeds Crossing and SH 130/FM 685 and is located within the City of Pflugerville’s full purpose jurisdiction. Immediately east of the subject tract is a single-family residential subdivision and the lot located directly south of the subject tract is zoned

General Business 2 (GB2).

The Suburban (Level 3: CL3) zoning district is intended for low-density suburban developments with limited commercial use. This district would create an appropriate transition between the single-family residences on the east side more intense commercial and residential uses abutting SH 130. The Urban (Level 4:CL4) would front onto SH 130 and would be sufficient to support a range of residential housing types and commercial land uses.

Staff recommends approval as presented.

Samantha Fleischman, Planner I

**ATTACHMENTS:**

*Staff Report*

*General Location Map*

*Proposed Zoning Map*

*Comprehensive Plan Map*

*CL-3 Development Regulations Chart*

*CL-4 Development Regulations Chart*

*Commons District*

*Mixed-Use Commercial Overview*