



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0508    **Version:** 3    **Name:** Villarreal Development Project Rezoning  
**Type:** Ordinance    **Status:** Approved  
**File created:** 1/24/2020    **In control:** City Council  
**On agenda:** 3/10/2020    **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 approximately 8.284 acres, of unplatted land out of the George M. Martin survey, Abstract No. 9, in Travis County, Texas, from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district; to be known as the Villarreal development project rezoning (REZ2001-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Staff Report, 3. Exhibit Map, 4. Presentation Draft - Villarreal Rezoning Request

Date	Ver.	Action By	Action	Result
3/10/2020	3	City Council	Approved on Second Reading	Pass
2/25/2020	2	City Council	Action taken to close the Public Hearing	Pass
2/25/2020	2	City Council	Approved on First Reading	Pass
2/3/2020	1	Planning and Zoning Commission	Recommended for Adoption	Pass

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 approximately 8.284 acres, of unplatted land out of the George M. Martin survey, Abstract No. 9, in Travis County, Texas, from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district; to be known as the Villarreal development project rezoning (REZ2001-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The 8.284-acre subject property, 18102 Becker Farm Road, is located on the west side of Becker Farm Road, generally west of Lake Pflugerville and north of E. Pflugerville Parkway. The applicant currently lives and works at the ranch on the property. With the increased residential neighboring properties and the future development of the City owned public parkland to the south, the applicant would like to rezone the property and create a single family mixed use development. If approved, the plan is to create a buffer neighborhood between the future parks project and existing residential neighborhoods through the implementation of complimentary nonresidential and residential land uses. For this reason, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU).

The comprehensive plan identifies the area for low to medium density development. The Single Family Mixed Use (SF-MU) district is intended to meet this goal by providing for a variety of lot sizes and housing types. The potential for nonresidential uses provides segue between the zones

shown in the master plan for mixed use and commercial development to the south and the low to medium residential zones to the north and east. Furthermore, Goal 2 of the Land Use and Development Character Goals identifies the need for increased infill and new development to provide for basic retail services to be integrated and complementary to and within walking distance of residential areas, Policy 2.1, Action 2.1.2.

**Staff Recommendation**

Staff recommends approving rezoning the property from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU)  
City Attorney has approved the ordinance as to form.

**Planning and Zoning Commission Action**

On February 03, 2020 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 7-0.

**Prior City Council Action**

City Council held a public hearing on February 25, 2020 and approved the ordinance on first reading with a vote of 6-1.

**Projected Future City Council Action**

The second reading of the ordinance is scheduled for March 10, 2020.

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

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

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

**1295 Form Required?** Yes  No

**Legal Review Required:**  Required  Date Completed:  February 10, 2020

**Supporting documents attached:**

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

**Recommended Action**

Approve the ordinance on second reading rezoning the properties from A to SF-MU.