



City of Pflugerville

Legislation Details (With Text)

File #: ORD-0503 **Version:** 3 **Name:** Carmel W. Ph. 3, Sec. 1 & 2 Rezoning
Type: Ordinance **Status:** Approved
File created: 12/17/2019 **In control:** Planning and Zoning Commission
On agenda: 1/28/2020 **Final action:**

Title: Approving an ordinance on second reading with a 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 approximate 0.20-acre tract from Agriculture/Development Reserve (A) District to Single Family Mixed Use (SF-MU) District; an approximate 0.05-acre tract from Single Family Residential (SF-R) District to Single Family Mixed Use (SF-MU) District; an approximate 5.0-acre tract, an approximate 0.22-acre tract, and an approximate 0.22-acre tract from Agriculture/Development Reserve (A) District to Single Family Residential (SF-R) District, all of which are within portions of the John Leisse Survey No. 18, Abstract No. 496, and the Joseph Wiehl Survey No. 8, Abstract No. 802 of the real property records of Travis County, Texas; to be known as the Carmel West Phase 3, Section 1 & 2 Rezoning (REZ1911-03); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Carmel West Phase 3, Section 1 & 2 Rezoning staff report, 2. Carmel West Phase 3, Section 1 & 2 Rezoning Ordinance, 3. General Location Map

Date	Ver.	Action By	Action	Result
1/28/2020	3	City Council	Approved on Second Reading	Pass
1/14/2020	2	City Council	Action taken to close the Public Hearing	Pass
1/14/2020	2	City Council	Approved on First Reading	Pass
1/6/2020	1	Planning and Zoning Commission		

Approving an ordinance on second reading with a 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 approximate 0.20-acre tract from Agriculture/Development Reserve (A) District to Single Family Mixed Use (SF-MU) District; an approximate 0.05-acre tract from Single Family Residential (SF-R) District to Single Family Mixed Use (SF-MU) District; an approximate 5.0-acre tract, an approximate 0.22-acre tract, and an approximate 0.22-acre tract from Agriculture/Development Reserve (A) District to Single Family Residential (SF-R) District, all of which are within portions of the John Leisse Survey No. 18, Abstract No. 496, and the Joseph Wiehl Survey No. 8, Abstract No. 802 of the real property records of Travis County, Texas; to be known as the Carmel West Phase 3, Section 1 & 2 Rezoning (REZ1911-03); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The property is generally located east of Weiss Lane and Weiss High School, west of a tributary of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls. Carmel West Phase 3 is located generally at the current eastern extent of Wolf Pack Dr, Pleasanton Pkwy, and Folsom Avenue. The Carmel development is a master planned, single family development with two

Municipal Utility Districts located in the city limits and a portion to be established in the ETJ. The in-city limits portion of the development is known as Carmel West. The Carmel development agreement was recently amended, which among other items, added land and single family lots into Carmel West. The additional land was recently annexed into the city and currently is zoned Agricultural/Development Reserve (A). The request is to apply the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) districts to establish conforming zoning to the newly annexed land within Carmel West Phase 3 and to make additional adjustments as needed in Phase 3 to coincide with the approved land plan within the second amendment to the development agreement. Areas not included in the proposed request will remain as currently zoned. The Comprehensive Land Use Plan identifies the area as Low to Medium density residential, with parks and open space provided along the creeks. The proposed request remains consistent with the development goals of the land use plan to provide a diverse supply of housing to meet the needs of the community, while preserving the sensitive creek areas.

Staff Recommendation

The purpose of the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) zoning district requests is to provide conforming zoning to the affected areas to be consistent with the land plan included in the second amendment to the Carmel development agreement. The proposed rezoning remains consistent with the Comprehensive Land Use Plan and Staff recommends approval of the proposed request.

Planning and Zoning Commission Action

On January 6, 2020 the Planning and Zoning Commission conducted a public hearing and unanimously recommended approval with a vote of 7-0.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on January 14, 2020 with a vote of 6-0.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: 12/27/2019

Supporting documents attached:

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

Recommended Actions

Approve the ordinance on second reading rezoning the property from Agriculture/Development Reserve (A) District to Single Family Mixed Use (SF-MU) District, from Single Family Residential (SF-R) to Single Family Mixed Use (SF-MU) district, and from Agriculture/Development Reserve (A) District to Single Family Residential (SF-R) District.