



# City of Pflugerville

## Legislation Text

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File #: ORD-0615, Version: 3

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Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending ordinance No. 549-99-06-08 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of an approximate 12.588- acre tract of land situated in the E. Bebee survey no. 5, Abstract No. 53, Travis County, Texas, from Agricultural/Development Reserve (A) District to Single Family- Mixed Use (SF-MU) District; to be known as the Black Locust Townhomes 2021 rezoning (REZ2108-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property is located generally south of E Black Locust Dr. and north of the northern terminus of Warm Springs Dr and is not currently platted.

The applicant is pursuing the rezoning for the purpose of proposing a for sale attached townhome community. With the desired land use, as well as zoning designations/uses of adjacent properties, the applicant requested to rezone the property from Agricultural/ Developmental Reserve (A) to Single Family- Mixed use (SF-MU).

The Preferred Land Use Vision Plan adopted in 2009, identifies this area for “Low to Medium-Density” residential, with a Neighborhood Center node in the general vicinity. The Comprehensive Plan describes low to medium density as .5 to 15 units per acres. Acceptable housing types include condominiums, single-family attached (3 or more units) and single-family detached. The rezoning accomplishes Goal 1 of Comprehensive Plan Land Use and Development Character goals: “The supply, location, and type of housing will be diverse in order to meet the projected needs of the Pflugerville community in 2030, create a balanced community, and ensure residents have housing options for all phases of their lives.”

Neighborhood Centers are designed to provide a mix of two or more- nonresidential uses that are all within walk able distance for the surrounding neighborhood. The proposed rezoning helps to provide residents with neighborhood services such as schools, libraries, retail goods and services within a walk able distance of their residence.

To remain consistent and compatible with the adjacent zoning and land use plan, Staff recommends approving the proposed rezoning of the 12.588-acre tract of land, consisting of three adjacent parcels, located south of E. Black Locust Dr and north of the northern terminus of Warm Springs Dr , from Agriculture/Development Reserve (A) to SingleFamily-Mixed Use (SF-MU).

City Attorney has approved the ordinance as to form.

### **Planning and Zoning Commission Action**

On October 4, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

**Previous City Council Action**

Conducted a public hearing and approved on first reading on October 26, 2021 as advertised with action required within 60 days.

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

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

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

**1295 Form Required?** Yes \_\_\_ No

**Legal Review Required:** Required  Date Completed: 10/13/2021

**Supporting documents attached:**

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

**Recommended Actions**

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