



City of Pflugerville

Legislation Text

File #: ORD-0519, **Version:** 3

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 base zoning designation of the north 60 feet of south 80 feet of east 90 feet of Lot 4, Block 10 Pflugerville Subdivision, an approximate 5,400 sq. ft. lot locally addressed as 306 N. First Street, located generally southwest of the N. First Street and E. Wilbarger Street intersection from Single Family Suburban (SF-S) to Office (O) District; to be known as the 306 N. First Street Rezoning (REZ2004-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The property is located at 306 N. First St, which is along the west side of First St, between Walnut St and Wilbarger St, along the western edge of the Downtown District Overlay. The property is an approximate 5,400 sq. ft., internal lot with an existing single family house, driveway, fenced rear yard, and detached shed. Access to the property is from N. First St. The property is surrounded to the north, south, and west by existing single family homes all zoned Single Family Suburban (SF-S). An open, vegetated drainage structure is located further to the west, followed by additional homes outside the Downtown District Overlay. To the east is N. First St, followed by an existing single family home and two unimproved lots, all zoned Retail (R). In total, five existing houses take direct access from N. First St.

The applicant has proposed to rezone the property from Single Family Suburban (SF-S) to Office (O) district for purposes of establishing a small professional office at the location. According to the definition in the Unified Development Code, the Office (O) district is established to create a flexible district for low intensity office and professional uses (less than 10,000 square feet of floor area). The district can be used as a transition district between more intense uses and residential uses.

Staff Recommendation

The proposed Office (O) zoning district is the least intensive non-residential zoning district in the Unified Development Code, and is intended to be used in areas transitioning from more intense land uses to less intense land uses. In this case, the proposed Office (O) district will create a transition from the more intense Retail (R) zoned properties along the east side of First Street to the single family neighborhood further to the west. A professional office land use in this area can be anticipated to have minimal impact to existing residents due to the day time hours of operation and professional maintenance of the property. If approved, the subject property is anticipated to be used as a small insurance office.

The proposed request to Office (O) is generally supported by the Comprehensive Plan through the mixed use and neighborhood center concept reflected for downtown, as well as the Downtown Vision Plan which encourages walkability to services, being attractive for businesses, and maintaining historic features like the residential structure. If the proposed zoning is approved, site design requirements established by the Downtown District Overlay and a building permit will be

required for any renovations. Staff recommends approval of the rezoning of the base district from Single Family Suburban (SF-S) district to Office (O) district while retaining the Downtown District Overlay (DD).

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Action

On May 4, 2020, the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-1.

Prior City Council Action

On May 26, 2020, the City Council conducted a public hearing and approved the ordinance on first reading to rezone the base zoning of the property from Single Family Suburban (SF-S) District to Office (O) District with a vote of 6-1.

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒

Budgeted Item: Yes ☐ No ☐ N/A ☒

Amount: _____

1295 Form Required? Yes ☐ No ☒

Legal Review Required: ☐ Required ☒ Date Completed: May 12, 2020

Supporting documents attached:

Location Map

Staff Report

Ordinance

Recommended Action:

Approve the ordinance on second reading rezoning the base zoning of the property from Single Family Suburban (SF-S) District to Office (O) District.