



City of Pflugerville

Legislation Text

File #: ORD-0594, **Version:** 3

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 0.29 acres being Lot 4 Block 3 of the George Pfluger Addition, in Pflugerville, Texas, from Office (O) district to Neighborhood Services (NS) district; to be known as the 201 W Main St Rezoning (REZ2106-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject parcel, approximately 0.29 acres of land platted in 1904 as Lot 4 Block 3 of the George Pfluger Addition, is located at the southwest corner of the W Main Street and North 2nd St intersection. There is an existing office building on the property that, according to the Travis County Appraisal District, was built in the year 2000. The applicant is pursuing the rezoning for the purpose of establishing a local hair salon on the property. Due to the adjacent land uses and the desired land use, the applicant has requested to rezone the property from Office (O) to Neighborhood Services (NS), the Downtown District Overlay (DDO) will not be changed. The properties to the North and West are zoned Office (O) and the properties to the South and East are zoned General Business 1 (GB1).

The Neighborhood Services (NS) zoning district is established as a limited retail category intended for use by residents of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, free-standing retail structures, such as convenience stores and neighborhood oriented personal service establishments. The proposed Neighborhood Services (NS) district is consistent with the zoning in the immediate area. The NS zoning district permits three uses that the current district, Office (O), does not: clinic, day care facility, and personal services. The Downtown District Overlay (DDO) limits these uses further by prohibiting clinics and requiring a Specific Use Permit (SUP) for day care facilities. Therefore, in the DDO, the primary difference between the Office (O) and the Neighborhood Services (NS) districts is the permitted personal services land use. This is the intended land use of the applicant; personal services include salons, barbershops, tailor/dressmakers, shoe shops, and similar uses that are frequented by patrons. Furthermore, the proposed rezoning does not cause the existing businesses to become nonconforming.

The comprehensive plan identifies the area for mixed-use development and as a Neighborhood Center. The request for Neighborhood Services (NS) is generally supported by the Comprehensive Plan through the identification of the area as mixed-use and as a neighborhood center desired for downtown. The requested district is also compatible with the Downtown Vision Plan which encourages walkability to services, being attractive for businesses, and increased accessibility.

To remain consistent and compatible with the adjacent zoning and the 2030 Comprehensive Plan as well as aiding to achieve the Old Town Pflugerville Vision Plan characteristics, Staff recommends approving the proposed rezoning of the property locally addressed 201 W Main St,

located at the southwest corner of W Main St and N 2nd St, from Office (O) to Neighborhood Services (NS).

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Action

On July 19, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 7-0.

Previous City Council Action

Conducted a public hearing on July 27, 2021 and approved the ordinance on first reading.

Projected Future City Council Action

The second reading of the ordinance is scheduled for August 10, 2021.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: 7/16/2021

Supporting documents attached:

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

Recommended Action

Approve the ordinance on second reading rezoning the property from O to NS.