



# City of Pflugerville

## Legislation Text

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File #: ORD-0612, 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. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 5.05-acres of land, being out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) District to Single-Family Mixed-Use (SF-MU) District; to be known as the 1741 Rowe Loop Rezoning (REZ2101-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject parcel, a 5.05 unplatted tract of land, is generally located on the western side of Rowe Loop along the eastern extent of the road, east of SH 130, and north of Rowe Lane. The applicant is seeking to develop the land for the purpose of establishing a single-family condominium regime. They are aware that the area is currently residential and not prime for commercial development. Due to the adjacent land uses and zoning to the south, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU).

The SF-MU zoning district is intended to address small lot, single family detached, and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed-use neighborhood and when the non-residential use is located per the conditions outlined in the Unified Development Code, including being located along a major thoroughfare.

The Comprehensive Plan documents, identify the area for low to medium density development. The proposed rezoning is consistent with Goal 1 of the Land Use and Development Character Goals that identifies the supply, location, and type of housing will be diverse. The proposed SF-MU district will increase the available residential opportunities in the area.

The proposed Single-Family Mixed-Use (SF-MU) district is consistent with the zoning to the south as well as zoning to the southeast of the subject parcel. The SF-MU district creates a transition between the existing SF-MU to the south and the larger single-family lots that remain inside Rowe Loop as well as a transition from the commercial properties to the west and southwest of the Rowe Loop residential properties. The permitted land uses are compatible with the adjacent residential uses and the conditions required for a commercial use limits this parcel to residential uses, preventing a potentially incompatible nonresidential land use.

### **Staff Recommendation**

The proposed zoning district is compatible with the adjacent land uses and allows for low to medium density residential development consistent with the City's adopted Comprehensive Plan. Staff recommends approving the proposed rezoning of the 5.05-acre tract of land, located along the eastern extent of Rowe Loop, 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 December 6, 2021 the Planning and Zoning Commission conducted a public hearing and recommended denial of the proposed ordinance with a vote of 5-0.

**Prior City Council Action**

The City Council held a public hearing and approved the ordinance on first reading on January 25, 2022.

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

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

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

**1295 Form Required?** Yes  No

**Legal Review Required:**  Required  Date Completed: 01/13/2022\_\_\_\_\_

**Supporting documents attached:**

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

**Recommended Actions**

1. Motion to approve the ordinance on second reading rezoning the property from A to SF-MU.