



City of Pflugerville

Legislation Text

File #: ORD-0348, 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 ZONING DESIGNATION OF AN APPROXIMATE 5.964 ACRE TRACT OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 14, LOCATED GENERALLY SOUTHEAST OF THE BLACK LOCUST DR. AND GRAND AVE. PKWY INTERSECTION FROM AGRICULTURE/CONSERVATION (A) TO MULTI-FAMILY 10 (MF-10) DISTRICT; TO BE KNOWN AS THE WINDERMERE PARK GARDEN VILLAS SECTION TWO REZONING (REZ1701-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The property is located along the south side of Black Locust Dr., generally southeast of the Black Locust Dr. and Grand Ave. Pkwy. intersection, between Grand Ave Pkwy. and the Windermere Parke neighborhood. The proposed request is to rezone the 5.964 acres from Agriculture/Conservation (A) to Multi-Family 10 (MF-10). According to the Unified Development Code, the Multi-Family 10 (MF-10) district *"...is intended to address opportunities for small, suburban multi-family developments with up to 10 units per acre. The district should be used as a transition to more intense land uses including major thoroughfares."* The Comprehensive Land Use Plan currently identifies the area as open space with low to medium density residential. The open space land use designation is attributed to the floodplain layer used during the land use plan creation and proximity of the tracts to Windermere Parke. The proposed district is a low to medium density residential district that will provide a transition between a single family neighborhood and an arterial roadway.

Staff Recommendation

The proposed zoning district will allow for a variety of land uses anticipated to be generally compatible with a neighborhood, including limited multi-family with a density of up to 10 units per acre. According to the owner, the anticipated development will consist of for rent garden homes on a single lot owned and maintained by the owner, with a density that is anticipated to be less than what is permitted by the district. According to the owner, private covenants, conditions and restrictions for the Windermere neighborhood limit the type of development allowed on the subject property to townhomes or single family, both of which are permitted in the proposed zoning district. The proposed zoning is in compliance with the Comprehensive Plan and staff recommends approval of the proposed request.

Planning and Zoning Commission Action

On April 3, 2017, the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 4-2.

Previous City Council Action

The City Council held a public hearing and approved the ordinance on first reading on April 25, 2017.

Drafter

Emily Barron, AICP
Planning Director