



# City of Pflugerville

## Legislation Text

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File #: ORD-0774, Version: 3

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Approving the second reading of an ordinance 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 approximately 105.18 acre tract of land situated in the William Caldwell Survey, Abstract No.162, Survey No.22, both in Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), Single-Family (SF-MU), Neighborhood Services (NS), and Parks, Facilities and Open Space (PF); to be known as the 16544 Cameron Road Rezoning (REZ2024-00030); Providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject tract is approximately 150.18 acres of unplatted farmland. The landowner petitioned for voluntary annexation along with this proposed rezoning request, and staff is requesting recommendation on the proposed zoning prior to the parcel being in the city limits. At the time this case goes before City Council for public hearing and consideration, the annexation and rezoning request will be considered separately. Should the annexation request not be approved, the rezoning case will not be considered.

The applicant originally was requesting to rezone approximately 17.7-acres to Neighborhood Services; approximately 55.2-acres to Single-Family Residential (SF-R); approximately 37.47- acres to Parks, Facilities, and Open Space; and 39.9-acres to Single-Family Mixed Use (SF-MU). On May 5th, the Planning and Zoning Commission voted to postpone action to the June 3rd meeting. Responding to concerns raised at the meeting, the applicant has submitted a revised land use plan. The revised land use plan shows a combined 40-acres of Single-Family Mixed-Use (SF-MU) zoned area, 20.3-acres of Neighborhood Services (NS) zoned area, 52.4-acres of Single-Family Residential zoned area, and 37.5-acres of Parks Facilities and Open Space (PF) zoned area. Additionally, the revised land use plan shows an expansion to the east of the Neighborhood Services zoned area while maintaining the portion of SF-MU that takes access from Cameron Road. The revised land use plan is included as backup.

On April 23, 2024, City Council approved a resolution to move forward with the proposed annexation of this property and authorized the City Manager to negotiate the municipal services agreement required by Chapter 43 of Texas Local Government Code and on May 28, 2024 Council conducted a public hearing and recommended approval of the annexation of this parcel. Second reading of the annexation is anticipated to be on the same agenda as the second reading of this proposed rezoning, should it be recommended for approval.

### **Staff Recommendation**

The proposed zoning districts of Single-family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Park Facilities and Open Space (PF), and Neighborhood Services (NS) are consistent with the 2040 Aspire Pflugerville Comprehensive Plan, as well as meets the goal of supporting health, vibrant neighborhoods that encourage housing variety so that no more than 2/3rds of housing in an area is

the same type. Additionally, it fosters transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.

For the reasons listed above, staff recommends approval as presented.

### **Comprehensive Plan:**

The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan identifies the area as Traditional Neighborhood and Parks and Open Space.

### **Planning & Zoning Commission Action**

On June 3, 2024 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 7-0.

### **Prior City Council Action**

On June 25, 2024, City Council held a public hearing and approved the rezoning on first reading.

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

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

**1295 Form Required?** Yes  No

**Legal Review Required:**  Required  Date Completed: 6/7/ 2024

### **Attachments**

Staff Report - REVISED

Revised Land Use Plan

Notification Map

Comprehensive Plan Map

Proposed Zoning Map

Traditional Neighborhood

Parks and Open Space

The Park District

SF-MU Development Regulations Chart

SF-R Development Regulations Chart

PF Development Regulations Chart

NS Development Regulations Chart

Ordinance

### **Recommended Action**

1. Motion to approve second reading of the ordinance to rezone from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), Single-Family (SF-MU), Neighborhood Services (NS), and Parks, Facilities and Open Space (PF).