



City of Pflugerville

Legislation Text

File #: ORD-0386, 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 LOTS 1 AND 2 HANKINS SUBDIVISION CONSISTING OF APPROXIMATELY 1.94 ACRES OF LAND LOCALLY ADDRESSED AS 405 AND 407 FM 685 FROM GENERAL INDUSTRIAL (GI) TO GENERAL BUSINESS 2 (GB2) DISTRICT; TO BE KNOWN AS THE HANKINS SUBDIVISION REZONING (REZ1711-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The proposed rezoning was initiated through a petition by the property owner and consists of two platted lots located along the east side of FM 685, generally southeast of the Cedar Ridge and FM 685 intersection, and north of Pecan Street. Both properties were annexed into the city in 1994 through Ordinance No. 411-94-12-13 and were zoned to the Agriculture/Open Space (AO) zoning district. In 1995, the properties were rezoned from Agriculture (AO) district to General Industrial (GI) district and have remained zoned General Industrial (GI) district to date. At the time of rezoning to the GI district, a wide variety of commercial uses ranging from less intense neighborhood type land uses to more intense manufacturing land uses were permitted in that zoning district. Over time with amendments to the development code, the GI district has become the most intense industrial district in the city and is recommended to be located away from residential uses and areas that are suitable for retail commercial use.

The proposed request is to rezone the two platted lots currently zoned General Industrial (GI) to the General Business 2 (GB2) district for purposes of providing a conforming zoning district for the current uses on the property. The current land uses are considered legally non-conforming and are able to stay on the property. Since the current land uses on the property are not permitted in the current GI district, rezoning the property will enable the current land uses to become conforming and allow for flexibility with future land uses that are generally consistent with the area, should either existing use change in the future.

Per the current Unified Development Code: The General Business 2 (GB2) district is intended to provide a convenient location for small scale service and commercial related establishments, such as wholesale products, contractor shops, mini storage, major automotive repair, and similar more intense commercial uses. The uses included in this district should be located on a collector or higher classification thoroughfare. The Comprehensive Land Use Plan currently identifies the area as Mixed Use with a Community Center provided near the intersection of E. Pecan and FM 685. The mixed use component is identified in the Comprehensive Plan as an area intended to provide a built environment that facilitates the ability to live, work, and play in one area. Community Centers are intended to provide a mix of uses in areas between multiple neighborhoods and can include large anchor retail as well as specialized retail.

Staff Recommendation

The proposed request is generally in conformance with the Preferred Land Use Vision Plan, will allow for the existing land uses as permitted land uses in the GB2 district, and is more compatible with the surrounding properties and existing uses than the current GI district. Staff recommends approval of the proposed request to the GB2 zoning district.

Planning and Zoning Commission Action

On December 4, 2017 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 4-0.

Prior City Council Action

A public hearing was held on January 9, 2018. The ordinance was approved on first reading on January 9, 2018.

Drafter

Emily Barron, AICP
Planning Director