



City of Pflugerville

Legislation Text

File #: ORD-0624, **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 104.42 acres of unplatted land situated in the William Caldwell league and Labor Survey No. 66, in Travis County, Texas, from Urban (Level 4: CL4) and Urban Center (Level 5:CL5) to Campus Industrial (CI) District; to be known as the E. Pecan and Cameron Road Rezoning (REZ2110-01); Providing for repeal of conflicting ordinances; Providing for severability; and providing an effective date.

The subject property is an approximately 104.42-acre tract of land, not currently platted. The property is currently undeveloped and was annexed into the city in 2007. The applicant has proposed to rezone the property from Urban (Level 4: CL4) and Urban Center (Level 5: CL5) to the Campus Industrial (CI) District. The CI zoning district is envisioned to provide places to work, with the conveniences of services within a centralized area. This district is intended to include land which is used, or intended to be used, as an employment center, including but not limited to, land uses such as light industrial, research and development centers, multi-story offices, business services and limited retail services.

The Land Use Vision Plan created in 2009, identifies the area for mixed-use and employment. The property is also in close proximity to an Employment Center node, at the intersection of Pecan Street and Melber Lane, as well as a Community Center Node at Pecan Street and SH 130 Toll. The Comprehensive Plan states that “employment and mixed-use centers are needed to provide better balance in the community, between the amount of jobs and housing balance as well as between property and sales tax receipt balance”.

Employment Centers support various land uses, including light industrial, warehouse, corporate campus, retail and office. Areas identified as mixed-use are intended to provide the ability for a live, work, play environment, and the Community Center is an area intended to provide a greater mix of uses in areas between multiple neighborhoods. The scale of the community center is described as 100,000 to 300,000 square feet of non-residential space (pg. 37). The Comprehensive Plan also describes the SH 130 corridor as a catalyst for local economic development, and notes that employment centers should grow along key intersections along this corridor within the city.

Furthermore, this rezoning request also supports Goals 2 and 3 of the City's Land Use and Development Character Goals, which supports infill and new development to be focused on a hierarchy of centers that will create a stronger sense of community, provide employment opportunities and shopping districts while reducing infrastructure costs, as well as promotes commercial and industrial land uses to accommodate opportunities for employment, services, and growing the municipal tax base.

The Planning and Zoning Commission voted unanimously (5-0) to recommend approval at their

December 6, 2021 meeting.

To remain consistent with the adjacent zoning and land use plan, as well as the infrastructure Master Plans land use assumptions for employment center in this region, staff recommends approval of the proposed rezoning of the approximately 104.42 acre tract of land located south of E. Pecan Street, west of Cameron Road, and east of SH 130 from Urban (Level 4: CL4) and Urban Center (Level 5: CL5) to Campus Industrial (CI) district.
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 unanimously recommended approval 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 December 14, 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: 11-22-2021

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Development Regulations
4. Ordinance

Recommended Actions

1. Conduct the public hearing.
2. Motion to close the public hearing.
3. Approve the ordinance on second reading rezoning the property from CL4 and CL5 to Campus Industrial (CI).