



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0725, **Version:** 3

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Approving an ordinance on second 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 unplatted land situated in the Jacob Casner Survey No. 9, Abstract No. 2753, in Travis County, Texas from Agriculture/Development Reserve (A) to Retail (R); to be known as the 1718 Rowe Lane Rezoning (2023-5-REZ); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The applicant is requesting for the approximately 5.05-acre unplatted property to be rezoned from Agriculture/Development Reserve (A) to Retail (R). This parcel is called out in the Aspire 2040 Pflugerville Comprehensive Plan as Neighborhood Retail/Office/Commercial. 1718 Rowe Lane is currently used as a residential homestead and was annexed by the City in 2007 and given the zoning designation of Agriculture (A), which is the zoning designation given to all annexed land and acts as a development reserve until it can be rezoned. This parcel is located on the northwest corner of Rowe Lane and Rowe Loop and would serve the retail needs of the nearby residential neighborhoods as well as provide a transition from the heavier uses closer to Hwy 685. The Rezoning request complies with the Comprehensive plan and staff recommends approval.

### **History:**

The property was annexed into the city in 2007 by Ordinance No. 920-07-12-11 through a city-initiated annexation, and subsequently zoned to the Agriculture/Development Reserve District. There have been no previous rezoning applications filed for 1718 Rowe Lane. This property is not platted and is located in the Commons Neighborhood District.

### **Proposed District:**

The applicant is proposing to rezone the property from Agriculture/Development Reserve (A) to Retail (R). "The retail district is established to provide locations for various types of general retail trade, business and service uses for services to one or more neighborhoods. The commercial areas developed within an R district should utilize to the maximum extent possible the existing landscaping on site to buffer from adjacent residential uses and be limited to two stories in height. The R district should be located generally at the intersection of major thoroughfares and convenient to a residential trade area, with signage compatible with surrounding land use. In the R district, open storage as defined herein is not permitted."

### **Comprehensive Plan:**

The city has multiple plans that have been adopted that provide direction on land use, transportation, parks, and future infrastructure needs. The Future Land Use Map was adopted through the Aspire Pflugerville 2040 plan, which outlines the land use mix proposed for this area which is Neighborhood Retail/Office/Commercial.

“The Neighborhood Retail/Office/Commercial future land use category applies to retail sites at the intersections of major arterial roadways that have traditionally served the convenience retail, service, office, and institutional needs of surrounding neighborhoods. Neighborhood Retail establishments include a variety of retail and personal service businesses that meet the daily needs of the residents. This development type generally includes small or medium- scale development ranging from 1,500 square feet to 45,000 square feet and one to two stories in height.

Not all corners of an intersection may be developed with commercial uses; however, a quadrant will typically be anchored by a small-scale grocery store, drug store, or gas station. Adequate transitions in building setback and height must be considered when development is proposed near neighborhoods.

Due to recent changes in retail consumer trends, these areas are increasingly susceptible to decline. Revitalization and reinvestment are strongly encouraged through parking lot landscaping enhancements, building façade renovations, and other improvements to sustain their vitality and attractiveness. Redevelopment may be appropriate to reduce retail square footage, integrate new uses, increase walkability, limit visual impacts of parking, and enhance community form.”

In addition to the Aspire 2040 plan, there are land use assumptions and infrastructure needs identified through the city’s transportation, water, and wastewater master plans. Within the Wastewater Master Plan, the future land use projection for this parcel was assumed to be retail, which assumes approximately 5/LUEs per acre. The Water Master Plan does not provide for land use assumption in this area, because it is within Manville’s service area.

## **Transportation**

Rowe Lane is an Arterial with a 60’ Right of Way. Rowe Loop is a Local road with a 50’ Right of Way. A 2020 Transportation Bond was approved for Neighborhood Street reconstruction on Rowe Loop. Additionally, this project takes access from F.M. 685, the frontage roads to state highway 130 Toll. F.M. 685 is the subject of the F.M. 685 Corridor Study. The subject area of the study does not extend North to Rowe lane, however.

## **Strategic Plan:**

Staff finds the proposed rezoning application meets the Economic and Infrastructure goals of the City’s 2021-2025 Strategic Plan, including creating a fiscally sustainable city with a high quality of life, and preparing robust, resilient infrastructure.

## **Staff Recommendation**

For the reasons outlined above, staff is recommending approval as presented.

City Attorney has approved the ordinance as to form.

## **Planning and Zoning Commission Action**

On August 7, 2023 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**

The City Council held a public hearing and approved the ordinance on first reading on August 22, 2023.

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

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

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

**1295 Form Required?** Yes  No

**Legal Review Required:**  Required  Date Completed: 7/19/2023

**Supporting documents attached:**

1. Staff Report
2. Zoning Map
3. Ordinance
4. Future Land Use Map
5. Retail Zoning District
6. The Commons Neighborhood District
7. Agriculture/Development Reserve District

**Recommended Actions**

Motion to approve the ordinance on second reading rezoning the property from Agriculture/Development Reserve (A) to Retail (R).