



City of Pflugerville

Legislation Text

File #: ORD-0585, **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 4.724 acres, of unplatted land situated in the Joseph Wiehl Survey, Abstract No. 802, in Travis County, Texas, from Agriculture/Development Reserve (A) district to Retail (R) district; to be known as the Weiss Lane Commercial Rezoning (REZ2104-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property is an approximate-4.724-acre tract of land not currently platted. The property was annexed on February 23, 2021 (ORD1480-21-02-23) and zoned to Agriculture/Development Reserve (A) at that time. There is an existing single-family house on the property. The applicant is seeking to transition the property from its previous use as a single-family home to a retail development. They are taking into consideration the future development of the Lakeside Meadows PUD and Tacara at Weiss Ranch to the west of Weiss Lane, as well as utilizing the adjacency to Lake Pflugerville and recently improved Weiss Lane, to create an area for retail opportunity. For this reason, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Retail (R).

The comprehensive plan identifies the area for low to medium density development. However, the more recently conducted Wastewater Master Plan reflected this area to be intended for medium to high density developments. This district allows for nonresidential uses that may be lacking in the area. This is consistent with Goal 2 of the Land Use and Development Character Goals that identifies the need for increased development to provide for basic retail services to be complementary to and within walking distance of residential areas, such as the Sorento Subdivision to the North. Furthermore, the Transportation Master Plan depicts the extension of Pflugerville Parkway in the future, this is foreseen to be a primary east-west corridor for the City of Pflugerville. The Retail (R) district would be an appropriate zoning district to segue between the future expanded E Pflugerville Parkway to the south, the residential neighborhood to the north, and be a more sensitive district to the nearby schools.

The proposed Retail (R) district is consistent with the zoning in the immediate area and allows for a transition between the recently approved rezoning cases to the west of Weiss Lane (e.g., Tacara at Weiss Ranch and Lakeside Meadows) and the existing residential uses in the area. The commercial land uses permitted in the Retail (R) zoning district can help provide services and amenities to the nearby neighborhoods. The Retail (R) zoning district is intended to provide locations for various types of general retail trade, business and service uses for services to one or more neighborhoods that are currently deficient in this area.

To remain consistent with the adjacent zoning and infrastructure improvements, as well as the Utility Master Plans higher density land use assumptions, Staff recommends approving the proposed rezoning of the property located at the southeast corner of the Jesse Bohls Road and

Weiss Lane intersection, from Agriculture/Development Reserve (A) to Retail (R).

Planning and Zoning Commission Action

On May 3, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 4-0.

Deadline for City Council Action

In accordance with the UDC, action is required within 60 days of the public hearing which was held on May 25, 2021.

Prior City Council Action

May 25, 2021 City Council approved the item on 1st Reading

Funding Expected: N/A

Budgeted Item: N/A

Amount: N/A

1295 Form Required? No

Legal Review Required: Required Date Completed: 5/6/2021

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance

Recommended Actions

Motion to approve the ordinance on second reading as presented.