



City of Pflugerville

Legislation Text

File #: ORD-0353, 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 REZONING APPROXIMATELY A 1.79-ACRE LOT, LEGALLY DESCRIBED AS LOT 40A BLOCK P CAMBRIDGE HEIGHTS COMMERCIAL SUBDIVISION REVISED PLAT LOT 40 BLOCK P IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST PFLUGERVILLE PARKWAY AND GRAND AVENUE PARKWAY FROM AGRICULTURE/CONSERVATION (A) TO GENERAL BUSINESS 1 (GB1) ZONING DISTRICT; TO BE KNOWN AS THE CVS AT GRAND AVENUE REZONING (REZ1703-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The property is located at the southwest corner of the West Pflugerville Parkway and Grand Avenue Parkway intersection. The proposed request is to rezone the 1.79-acre tract of land from Agricultural/Conservation (A) to General Business 1 (GB1) district. According to the Unified Development Code, the General Business 1 (GB1) district "... *is designed to accommodate a full range of retail and office uses with a city-wide and even regional trade area.*" According to the Comprehensive Plan, the key intersection of West Pflugerville Parkway, a four-lane, arterial-level street and Grand Avenue Parkway, a four-lane, arterial-level street creates an opportunity to provide the surrounding neighborhoods with a destination retail center. The subject property owner desires to develop the property as a pharmacy and provide commercial services to the surrounding neighborhoods. Per note on the plat, the property and adjacent properties were intended to have commercial use.

Staff Recommendation

The existing, adjacent Retail (R) districts act as buffers between the General Business 1 (GB1) district and the surrounding residential, which mimics the "Center" concept outlined in the Comprehensive Plan. The proposed zoning will create a full transitional array from more intense/dense commercial-driven land use at the key intersection of West Pflugerville Parkway and Grand Avenue to less intense/dense residential-friendly land uses to the southwest. For example, the land at the corner of West Pflugerville Parkway and Grand Avenue could have more intensive and mixed land uses provided by the proposed General Business 1 (GB1) and Retail (R) districts. As you travel southwest from the intersection, the land uses become less intensive and dense with the Neighborhood Service (NS), Single Family Suburban (SF-S) Residential, and Agriculture/Conservation (A) districts. Please refer to Figure one (1).

West Pflugerville Parkway and Grand Avenue, two (2) major arterial streets, are classified appropriate by the Comprehensive plan to create a commercial-driven node, which serves the neighboring communities and city at-large. The rezoning may accomplish the following: serve the needs of the surrounding residential neighborhoods; provide a retail center at a key intersection in the city; and diversify the intensity and density of the land use, while remaining respectful of the neighboring low to medium-density residential communities. The proposed zoning to the General

Business 1 (GB1) district is compatible with the adjacent land uses and is in accordance with the “Center” concept of the Comprehensive Plan. The staff recommends approval of the proposed rezoning.

Planning and Zoning Commission Action

On May 1, 2017 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on May 23, 2017.

Drafter

Emily Barron, AICP
Planning Director