



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0703, **Version:** 7

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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 amending the Planned Unit Development (PUD) District designation as approved in Ord. 1396-19-06-11 of lots 1, 2, 3, 4, and 5 of the Pflugerville Farms Apartments Subdivision of the Real Property Records of Travis County, to be known as the Pflugerville Farms PUD (2022-6-PUD); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property was zoned to the Corridor Urban Level 4 (CL4) district in 2007 as part of the SH 130 and SH 45 corridor zoning. In 2013, a Specific Use Permit was approved for a data center complex consisting of three large tilt wall type buildings with access to Pfluger Farm Ln via a public street extension.

In 2019, the subject property was zoned to its current Planned Unit Development (PUD) zoning district, which envisioned three separate phases. Since the adoption of the PUD existing zoning, the subject property has been platted and construction has been completed on two phases. Lot 1 and Lot 3 both consist of multi-family residential, and Lot 4 consists of public parkland. The proposed amendments to the existing PUD development regulations relate to the remaining undeveloped parcel, Lot 2.

The proposed amendments include dedicated retail and restaurant space for Phase Two, an increase to the maximum allowed number of units within the overall development from 473 to 583, the allowance of four-story buildings and an increase in the height maximum from 50-feet to 60-feet along Pfluger Farm Lane, an increase in the maximum building length from 300-feet to 400-feet. The proposed amendment also includes updates to the conceptual plan and typical building elevations. Language related to accessible breezeways was removed from Phase Two.

### **Staff Recommendation**

At their April 25, 2023 meeting, City Council conducted a public hearing for the proposed PUD amendment and provided additional direction to staff and the applicant. The revised Development Plan includes dedicated retail space and an increase in the total number of units, but provides no changes to height or building length than what was proposed in the first draft. The Development Plan also removed language related to "accessible covered breezeways" and updated the conceptual plan to show the location of the dedicated retail space.

Staff recommends approval of the proposed amendments as presented.

City Attorney has approved the ordinance as to form.

### **Planning and Zoning Commission Action**

On April 3, 2023 the Planning and Zoning Commission conducted a public hearing and

recommended approval of the proposed ordinance with a vote of 7-0.

**Previous Council Action**

At the April 25, 2023 City Council meeting, a public hearing was held regarding the PUD amendment and City Council provided additional direction to staff and the applicant. City Council closed the public hearing, and acted to postpone action on the requested amendment to May 23, 2023.

At the May 23, 2023 City Council meeting, City Council approved a resolution for postponement on request of the applicant to the June 27th meeting in accordance with Section 3.7.3 E of the Unified Development Code (UDC).

At the June 27, 2023 City Council meeting, City Council approved the first reading of the ordinance.

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

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

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

**1295 Form Required?** Yes  No

**Legal Review Required:**  Required  Date Completed: \_\_\_\_\_

**Supporting documents attached:**

1. General Location Map
2. Staff Report
3. Ordinance
4. Revised Amendments to Development Plan

**Recommended Actions**

1. Conduct the public hearing.
2. Motion to close the public hearing.
3. Motion to approve the ordinance on second reading rezoning the property from PUD to PUD.