



City of Pflugerville

Legislation Text

File #: ORD-0545, **Version:** 3

Approving an ordinance on second reading with the caption: An ordinance amending Ordinance No. 1203-15-02-24 of the City of Pflugerville Code of Ordinances Title XV Land Usage, amending Chapter 157, Subchapter 4, Zoning Districts and Use Regulations, by amending Section 4.5.1 Downtown District Overlay to include Downtown sub-districts, and specific development regulations; amending Subchapter 9, Architectural, Site Design and Layout Provisions by adding Section 9.9 Downtown Architectural Design Standards; amending Subchapter 20, Definitions; and repealing Chapter 155 Site Development, Subchapter B Central Business District, in its entirety; replacing all ordinances in conflict; containing severability and repealer clauses; providing for a penalty for a violation of Chapter 157 as a class C misdemeanor and a fine in an amount not to exceed \$2,000.00; and declaring an effective date.

Per the Downtown Action Plan (2019-2021), Downtown code amendments are recommended as a short-term action item. The proposed code amendments maintain the current regulatory framework with improved residential compatibility standards and provide for more clarity within the regulations for ease of use and enforceability. The amendments do not rezone any property but provide for regulations for future development and redevelopment of properties within the Downtown Overlay boundary. Currently, the development standards for the Downtown District Overlay are located in Chapter 155, Subchapter B of the Code of Ordinances. The proposed code amendments provide for the relocation of the Downtown development standards (e.g., building height, setbacks, architectural standards) to the Unified Development Code, where all other City zoning and development regulations are located, for ease of use and the elimination of unnecessary redundancy and conflicting provisions. In the Downtown, land uses are governed by city-wide base zoning districts as well as the regulatory Downtown District Overlay. The Downtown District Overlay serves as a tool to restrict more intensive commercial land uses in the Downtown that would otherwise be permitted by the base zoning district and provides for specific development standards related to the Downtown District Overlay.

The proposed code amendments include:

- The creation of sub-districts
- Addition of the 'SoDo' area into the Downtown District Overlay
- Additional land use restrictions and conditions
- Creation of the Transitional Compatibility Zone (TCZ)
- Modifications to the Build-to-Line standards
- Modifications to Building Height Standards
- The establishment of a minimum 2-story building requirement within the Downtown Core Sub-district with exceptions

- The prohibition of new drive-thru facilities in the Downtown District Overlay
- More enforceable architectural standards
- Minor modifications to the Downtown parking requirements

For more information regarding the proposed code amendments, refer to the attached summaries.

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Recommendation

On September 21, 2020, the Planning and Zoning Commission held a public hearing and recommended approval of the Downtown code amendments with a vote of 7 - 0.

Prior City Council Action

On October 13, 2020, City Council held a public hearing and approved the ordinance on 1st reading with a vote of 6 - 0.

Deadline for City Council Action

Action on 2nd reading is requested on October 27, 2020.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: N/A

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: 9/16/2020

Supporting documents attached:

Ordinance

Exhibit A - Section 4.5.1 Downtown District Overlay

Exhibit B - Section 9.9 Downtown Architectural Design Standards

Brief Summary

Extended Summary

Transitional Compatibility Zone Summary

Recommended Action

Approve the ordinance on second reading of the Downtown code amendments