



City of Pflugerville

Legislation Text

File #: ORD-0631, **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 an approximate 20-acre tract of land situated in the E. Kirkland Survey, Abstract No. 458, Section No. 7, in Pflugerville, Texas, from Agriculture/Development Reserve (A) District to Corridor Urban Level 4 (CL4) District; to be known as the Weiss Lane Mixed Use Rezoning (REZ2111-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property is located along the west side of Weiss Ln, generally southwest of the Wolf Pack Dr and Weiss Ln intersection. The property is west of the Weiss High School/school district campus. The subject property is an approximate 20-acre tract of land not currently platted. The property was originally part of the Weiss family farm and used for agricultural production. The applicant is proposing to rezone the property from Agriculture/Development Reserve (A) to Urban Corridor Level 4 (CL-4). The CL-4 zoning district is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors (roughly one mile along either side of the State Highway).

The comprehensive plan identifies the area for low to medium density development but is within proximity to a region identified for medium to high density residential. Additionally, the more recent master plan updates that serve as an extension of the City's Comprehensive Plan, reflect this area as a future mixed-use land use. The request is consistent with Goal 3 of the Land Use and Development Character Goals which was established to increase the City's commercial land uses to allow for a greater opportunity for employment, services, and increase the commercial tax base. Furthermore, Goal 2 of the Land Use and Development Character Goals identifies the need for increased infill and new development to provide for basic retail services to be integrated and complementary to and within walking distance of residential areas. The properties further south and to the west have been identified as zones of medium to high density and as employment centers. The low-density residential designation includes areas with 0.5 to 6 units per acre. The medium density residential designation includes single family or multifamily homes located in areas with densities between 6 and 15 units per acre. The medium-density classification emphasizes a wide range of residential building types and uses may range from single-family developments to multi-family developments including duplexes and condominiums.

The proposed CL-4 zoning district is consistent with the zoning in the immediate area and allows for a transition between the future Lakeside Meadows mixed use development to the west and the Weiss High school/school district campus and Carmel development to the east of Weiss Lane. The land uses permitted in the CL-4 zoning district can help serve the area with goods and services while also offering additional housing opportunities to the area. The applicant has identified an interest in developing a horizontal mix of uses and if the zoning is approved, will be required to pursue a future specific use permit if multi-family is proposed.

To remain consistent with the nearby zoning and the updated master plan land use assumptions and act as a transition between nearby industrial projects, Staff recommends approving the proposed rezoning of an approximate 20-acre tract of land located generally southwest of the Wolf Pack Dr and Weiss Ln intersection from Agriculture/Development Reserve (A) to Urban Corridor Level 4 (CL-4).

Planning and Zoning Commission Action

On January 3, 2022 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 January 25, 2022.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: 01/13/2022

Supporting documents attached:

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

Recommended Actions

1. Motion to approve the ordinance on second reading rezoning the property from A to CL4.