



City of Pflugerville

Legislation Text

File #: ORD-0577, **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 33 acres, of unplatted land situated in the T.S. Barnes Survey No. 46, Abstract No. 67, in Travis County, Texas, from Agriculture/Development Reserve (A) district to Campus Industrial (CI) district; to be known as the RND Inc. Rezoning (REZ2101-03); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property located south of E Pecan Street and west of Sunlight Near Way. The future western extension of Helios Way will be along the northern extent of the property. The subject property is an approximate 33-acre tract of land, not currently platted. The property is currently undeveloped and was recently annexed into the City Limits (ORD1477-21-01-26). The applicant is seeking to rezone the property for the purpose of developing a distribution/warehouse. They are taking into consideration the recently approved Specific Use Permits along Impact Way and have requested a zoning district that will be harmonious with the surrounding land uses. For this reason, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Campus Industrial (CI). The CI zoning district is envisioned to provide places to work, with the conveniences of services within a centralized area.

The Land Use Vision Plan created in 2009, identifies the area for low to medium-density residential and mixed-use development. The property is within proximity to a Community Center which is an area intended to provide a greater mix of uses in areas between multiple neighborhoods. The scale of the center is described as 100,000 to 300,000 square feet of non-residential space (pg. 37). In 2019 and 2020, the City updated the Transportation Master Plan as well as the Water and Wastewater Master Plans. . In all three of these updates, the land use assumptions for the subject parcel were calculated to reflect Light Industrial/Employment type land uses. This more recent study deviates from the 2030 Comprehensive Plan due to the nearby specific use permits and development impacts. The CI district allows for nonresidential uses that are consistent with similar land uses already located in the area. The rezoning is consistent with the Land Use and Development Character Goals 2 and 3 of the Comprehensive Plan that call for infill development and commercial and industrial land uses that accommodate opportunities for employment, services and grow the municipal tax base.

The proposed Campus Industrial (CI) district is consistent with the zoning in the immediate area and allows for a transition between the City owned wastewater treatment plant and Pecan St. To be in line with the recently adopted Master Plans, the industrial projects are intended to be located more south of Pecan with an opportunity for mixed-use projects developing along Pecan. The commercial land uses permitted in the CI zoning district can help increase employment opportunities in the area. The properties to the west and north of the subject site are not currently inside the City of Pflugerville City Limits and are therefore not subject to City zoning, however, the future land uses as stated in the infrastructure Master Plans identify the area to be both mixed-use and employment, which is

compatible with the proposed zoning district.

Staff Recommendation

Staff recommends approving the proposed rezoning of the property located at the southwest corner of the future Helios Way extension west, from Agriculture/Development Reserve (A) to Campus Industrial (CI).

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Action

On April 5, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

Deadline for City Council Action

Action is requested on second and final reading on April 27, 2021.

Previous City Council Action

The City Council held a public hearing and approved the ordinance on first reading on April 13, 2021.

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

Recommended Actions

Approve the ordinance on second reading rezoning the property from A to CI.