



City of Pflugerville

Legislation Text

File #: ORD-0596, Version: 4

Approving an ordinance on second reading with a 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 16.759-acre tract of land, roughly 11 tracts of land, out of the Peter Conrad Survey No. 71, Abstract No. 200, in Pflugerville, TX from General Business 2 (GB2) District, General Business 1 (GB1) District, and Light Industrial (LI) District to Single-Family Mixed-Use (SF-MU) District; to be known as the 18516 N Heatherwilde Rezoning (REZ2106-04); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date. Generally located southwest of the New Meister Lane and North Heatherwilde Boulevard intersection.

The subject parcel is 16.759-acres of land located along the eastern extent of North Heatherwilde Boulevard south of New Meister Lane and North SH 45; generally southwest of the New Meister Lane and North Heatherwilde Boulevard intersection. The applicant is seeking to develop the land for a single-family condominium community consisting of detached homes as well as townhome style homes. The applicant has requested to rezone the property from General Business 1 (GB1), General Business 2 (GB2), and Light Industrial (LI) to Single-Family Mixed-Use (SF-MU) for the purpose of developing a single-family condominium community.

The comprehensive plan identifies the area for medium to high density residential development. The proposed rezoning is consistent with Goal 1 of the Land Use and Development Character Goals that identifies the supply, location, and type of housing will be diverse. The Single-Family Mixed-Use (SF-MU) zoning district allows for a variety of housing types and provides the opportunity for increased housing options in the area. The SF-MU zoning district will provide a transition from the commercial properties along North Heatherwilde Boulevard and the existing single-family subdivision to the north and west of the subject property.

To remain compatible with the adjacent zoning to the north and land use plan of the 2030 Comprehensive Plan, Staff recommends approving the proposed rezoning of the 16.759-acre tract of land, locally addressed 18516 N Heatherwilde Blvd, from General Business 1 (GB1), General Business 2 (GB2), and Light Industrial (LI) to Single-Family Mixed-Use (SF-MU).

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Action

On August 2, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 7-0.

Prior City Council Action

The City Council held a public hearing on August 24, 2021 as advertised and unanimously approved to postpone consideration of the first reading until September 14, 2021. On September 14, 2021, the City Council discussed and approved the ordinance on first reading with a vote of 6-1.

Funding Expected: Revenue ___ Expenditure ___ N/A

Budgeted Item: Yes ___ No ___ N/A

Amount: _____

1295 Form Required? Yes ___ No

Legal Review Required: Required ___ Date Completed: ___ 8/11/2021 _____

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 GB1, GB2, & LI to SF-MU.