



# City of Pflugerville

## Legislation Text

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File #: ORD-0592, Version: 3

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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 changing the zoning designation of approximately 43.013 acres of land out of the J. Van Winkle Survey Abstract No. 787, the WM. Barker Survey Abstract No. 109, and the P. Conrad Survey Abstract No. 200 all located generally northeast of the New Meister Ln and Meister Ln intersection, portions of Meister Ln, and land generally west of Meister Ln from Urban Level 4 (CL4) to Campus Industrial (CI); to be known as the Longhorn Rezoning (REZ2106-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The property consists of approximately 43 acres of unimproved agricultural land located between SH 45 and New Meister Ln. Meister Ln bisects the western portion of the property in a general north to south direction, with the remaining land located between Meister Ln and the Mo-Kan right of way. To the east is the expansive Living Spaces warehouse, Heatherwilde Blvd, and a large office/warehouse development. Land to the west contains additional office/warehouses within the Springbrook Corporate Center. Along the north is SH 45 and to the south is New Meister Lane followed by the Royal Pointe single family neighborhood.

The proposed request is to rezone the property to the Campus Industrial (CI) zoning district which will be consistent with adjacent zoning and allow more flexibility for the future development of the property with employment type land uses. The Comprehensive Plan identifies the area along the north side of New Meister Ln as employment with an employment center directly at the intersection of SH 45 and Heatherwilde Blvd. The proposed request is consistent with the plan

The proposed rezoning request will apply zoning that is consistent with the area and will provide for additional employment and service opportunities. Located along the south side of SH 45 and west of Heatherwilde Blvd, the proposed location for the rezoning is consistent with the intent of the zoning district and the Comprehensive Plan. Staff recommends approval of the proposed rezoning to the Campus Industrial (CI) zoning district.

The ordinance has been approved to form.

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

On July 19, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 7-0.

### **Previous City Council Action**

Conducted a public hearing on July 27, 2021 and approved the ordinance on first reading.

### **Projected Future City Council Action**

The second reading of the ordinance is scheduled for August 10, 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: 7/20/2021

**Supporting documents attached:**

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

**Recommended Actions**

Approve the ordinance on second reading rezoning the property from Urban Level 4 (CL4) to Campus Industrial (CI).