



# City of Pflugerville

## Legislation Text

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File #: ORD-0623, Version: 4

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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 17.466 acres, of unplatted land situated in the Edward Flint Survey No. 11, in Travis County, Texas, from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10); to be known as the Weiss/Kelly Rezoning (REZ2111-01); Providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property is an approximately 17.466-acre tract of land, not currently platted. The property is currently undeveloped and was annexed into the city in 1999, and subsequently zoned to Agriculture/Development Reserve (A). The applicant is seeking to rezone the property with the intent to develop low-density multi-family, as allowed in the MF-10 zoning district, which allows no more than 10 dwelling units per acre. They are taking into consideration the surrounding land uses, as well as the comprehensive plan's recommendation for low to medium density residential in this area, which recommends up to 15 residential dwelling units per acre. Furthermore, the surrounding uses in this area are compatible with the proposed residential use. For this reason, the applicant requested to rezone the property from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10). The MF-10 zoning district is intended to address opportunities for small, suburban, multi-family developments with up to 10 units per acre, but allows various residential uses by right. The district should be used as a transition to more intense land uses including major thoroughfares.

The Comprehensive Plan documents identify the area for low to moderate density residential, as well as parks and open space. 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 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 in order to meet the projected needs of the Pflugerville community in 2030, while creating a balanced community that ensures residents have housing options for all phases of their lives.

The proposed zoning district is compatible with the adjacent land uses and allows for low to medium density residential development consistent with the City's adopted Comprehensive plan documents. Staff recommends approving the proposed rezoning of the 17.466 acre tract, located south of Kelly Lane, west of Weiss Lane, and east of Hidden Lake Dr. from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10); to be known as Weiss/Kelly Rezoning (REZ2111-01).

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

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

### **City Council Action**

On January 26, 2022 the City Council recommended approval of the proposed ordinance with a vote of 7-0.

**Funding Expected:** Revenue \_\_\_ Expenditure \_\_\_ N/A

**Budgeted Item:** Yes \_\_\_ No \_\_\_ N/A

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes \_\_\_ No

**Legal Review Required:**  Required \_\_\_ Date Completed: December 9, 2021

**Supporting documents attached:**

1. General Location Map
2. Staff Report
3. Ordinance
4. MF-10 Development Regulations

**Recommended Actions**

1. Conduct the public hearing.
2. Motion to close the public hearing.
3. Motion to approve the ordinance on first reading rezoning the property from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10).