



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0321    **Version:** 3    **Name:**  
**Type:** Ordinance    **Status:** Approved  
**File created:** 7/27/2016    **In control:** Planning and Zoning Commission  
**On agenda:** 8/23/2016    **Final action:**  
**Title:** 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 REZONING APPROXIMATELY AN 8.62 ACRE PORTION OF A 52.32 ACRE TRACT OF LAND OUT OF THE J.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163 IN TRAVIS COUNTY, TEXAS, FROM AGRICULTURE/CONSERVATION (A) TO GENERAL BUSINESS 1 (GB1) DISTRICT; TO BE KNOWN AS THE BALLANTYNE RETAIL REZONING (REZ1606-02); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

### Sponsors:

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### Code sections:

**Attachments:** 1. Ballantyne Retail.RPT, 2. General Location Map, 3. Ballantyne Subdivision Ord

Date	Ver.	Action By	Action	Result
8/23/2016	3	City Council	Approved on Second Reading	Pass
8/9/2016	2	City Council	Action taken to close the Public Hearing	Pass
8/9/2016	2	City Council	Approved on First Reading	Pass
8/1/2016	2	Planning and Zoning Commission	Recommended for Adoption	

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 REZONING APPROXIMATELY AN 8.62 ACRE PORTION OF A 52.32 ACRE TRACT OF LAND OUT OF THE J.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163 IN TRAVIS COUNTY, TEXAS, FROM AGRICULTURE/CONSERVATION (A) TO GENERAL BUSINESS 1 (GB1) DISTRICT; TO BE KNOWN AS THE BALLANTYNE RETAIL REZONING (REZ1606-02); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The property was annexed into the City of Pflugerville in 2007 (ORD No. 879-07-04-24) and subsequently zoned to the current Agriculture/Conservation (A) zoning district. The property is generally located northwest of the Heatherwilde Blvd and Wells Branch Pkwy intersection. The proposed site consists of 8.62 acres of unimproved land, and is a part of a larger parent tract located within the City of Austin full purpose jurisdiction. The proposed request is to rezone the subject property from Agriculture/Conservation (A) to General Business 1 (GB1) in order to establish future commercial land uses.

### Planning and Zoning Commission Action

On August 1, 2016 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**

City Council conducted a public hearing and approved this item on First Reading on August 9, 2016 with a vote of 4-0.

**Staff Recommendation**

The property is located at the intersection of two arterial roadways where commercial development can be generally expected. The applicant evaluated land uses permitted within the General Business 1 (GB1) and Retail (R) districts and determined that the GB1 district was the preferred zoning district. The proposed request is generally in conformance with the Preferred Land Use Vision Plan and Staff recommends approval.

**Drafter**

Emily M. Barron, AICP  
Planning Director