



City of Pflugerville

Legislation Details (With Text)

File #:	ORD-0324	Version:	3	Name:	Islamic Center of Pflugerville Rezoning
Type:	Ordinance	Status:	Approved		
File created:	8/24/2016	In control:	Planning and Zoning Commission		
On agenda:	10/25/2016	Final action:			
Title:	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 TWO TRACTS CONSISTING OF APPROXIMATELY 3.218 ACRES OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 877, LOCATED GENERALLY NORTHWEST OF THE W. PFLUGERVILLE PKWY AND PICADILLY DR. INTERSECTION FROM AGRICULTURE/CONSERVATION (A) TO NEIGHBORHOOD SERVICES (NS); TO BE KNOWN AS THE ISLAMIC CENTER OF PFLUGERVILLE REZONING (REZ1608-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Islamic Center of Pflugerville Staff Report, 2. Islamic Center of Pflugerville Rezoning Ordinance, 3. General Location Map

Date	Ver.	Action By	Action	Result
10/25/2016	3	City Council	Approved on Second Reading	Pass
10/11/2016	2	City Council	Action taken to close the Public Hearing	Pass
10/11/2016	2	City Council	Approved on Second Reading	Pass
9/19/2016	1	Planning and Zoning Commission	Recommended for Adoption	

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The property is located along the north side of W. Pflugerville Pkwy., generally northwest of the Picadilly Dr. and W. Pflugerville Pkwy. intersection. The proposed site consists of approximately 3.218 acres of land that fronts W. Pflugerville Pkwy., and is tucked in between the Springbrook and Springbrook Glen single family neighborhoods. Across W. Pflugerville Pkwy. is the Picadilly Ridge single family neighborhood. A flag shaped tract to the immediate north and east is owned by the Pflugerville Independent School District and used as the Pflugerville High School

agricultural barn facility. Travis County Emergency Services District No. 2 Station 4 is located southeast of the property. The existing Agriculture/Conservation (A) zoning district will permit the anticipated place of worship by right. The proposed rezoning request to the Neighborhood Services (NS) district is intended to allow the property to be developed in the future with retail and office uses that are identified as compatible with neighboring residential property.

Staff Recommendation

The proposed zoning to the Neighborhood Services (NS) district will offer flexibility to allow the property to be developed with non-residential land uses, while remaining compatible with neighboring residential property. The proposed request is generally in conformance with the Comprehensive Plan and staff recommends approval.

Planning and Zoning Commission Action

On September 19, 2016, the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-1.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on October 11, 2016 with a vote of 3-0.

Drafter

Emily Barron, AICP
Planning Director