



# City of Pflugerville

## Legislation Details (With Text)

<b>File #:</b>	ORD-0329	<b>Version:</b>	3	<b>Name:</b>	Capital Commercial Louis Henna Rezoning
<b>Type:</b>	Ordinance	<b>Status:</b>	Approved		
<b>File created:</b>	9/16/2016	<b>In control:</b>	City Council		
<b>On agenda:</b>	11/8/2016	<b>Final action:</b>			
<b>Title:</b>	Approve 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 REZONING APPROXIMATELY 25.764 ACRES, BEING TWO TRACTS OF LAND SITUATED IN THE PETER CONRAD SURVEY NO. 71, ABSTRACT NO. 200, AND IN THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 107 IN PFLUGERVILLE, TRAVIS AND WILLIAMSON COUNTIES, TEXAS, GENERALLY LOCATED ALONG MEISTER LANE, NORTH OF NEW MEISTER LANE, AND SOUTH OF LOUIS HENNA BOULEVARD, FROM AGRICULTURE/CONSERVATION (A) AND CORRIDOR URBAN (CL4) TO CAMPUS INDUSTRIAL (CI) ZONING DISTRICT; TO BE KNOWN AS THE CAPITAL COMMERCIAL LOUIS HENNA REZONING (REZ1608-02); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Capital Commercial Louis Henna Rezoning Staff Report, 2. Ordinance, 3. Locator Map

Date	Ver.	Action By	Action	Result
11/8/2016	3	City Council	Approved on Second Reading	Pass
10/25/2016	2	City Council	Action taken to close the Public Hearing	Pass
10/25/2016	2	City Council	Approved on First Reading	Pass
10/3/2016	1	Planning and Zoning Commission	Recommended for Adoption	

Approve 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 REZONING APPROXIMATELY 25.764 ACRES, BEING TWO TRACTS OF LAND SITUATED IN THE PETER CONRAD SURVEY NO. 71, ABSTRACT NO. 200, AND IN THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 107 IN PFLUGERVILLE, TRAVIS AND WILLIAMSON COUNTIES, TEXAS, GENERALLY LOCATED ALONG MEISTER LANE, NORTH OF NEW MEISTER LANE, AND SOUTH OF LOUIS HENNA BOULEVARD, FROM AGRICULTURE/CONSERVATION (A) AND CORRIDOR URBAN (CL4) TO CAMPUS INDUSTRIAL (CI) ZONING DISTRICT; TO BE KNOWN AS THE CAPITAL COMMERCIAL LOUIS HENNA REZONING (REZ1608-02); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The property is generally located along Meister Lane, north of New Meister Lane and south of Louis Henna Boulevard. The northern portion of the subject property is located within Williamson County. A portion of the property, up until recently, was located within the City of Round Rock and annexed into the City of Pflugerville during the October 11, 2016 City Council meeting. The property owner submitted a petition for annexation and a rezoning to Campus Industrial (CI) zoning for the subject property.

This Campus Industrial (CI) zoning district is intended to include land which is used, or intended to be used, as an employment center, including but not limited to, land uses such as light industrial, research and development centers, multi-story offices, business services and limited retail services. It is intended to provide for places to work with the conveniences of services within a centralized area. It should be located along major arterial streets and may be located along the SH130 and SH45 corridors. Adjacent zoning includes Light Industrial (LI) to the west and Corridor Urban (CL4) to the east and south of the subject site.

Per the Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), the subject property is generally located within an area for employment uses within an overarching “Employment Center”. The proposed rezoning is generally in conformance with the Comprehensive Land Use Plan.

### **Fiscal Impact**

N/A

### **Planning and Zoning Commission Recommendation**

On October 3, 2016, the Planning and Zoning Commission recommended approval of the proposed rezoning with a vote of 6-0.

### **Prior City Council Action**

On October 25, 2016, the City Council approved on First Reading the proposed rezoning with a vote of 3-0. No public input was received.

### **Staff Recommendation**

The proposed rezoning is compatible with the adjacent zoning districts and is generally in accordance with the future employment area and “Employment Center” concept within the Comprehensive Plan. Staff recommends approval of the proposed rezoning.

Legal has reviewed and approved the ordinance.

### **Drafter**

Emily Barron, AICP  
Planning Director