



City of Pflugerville

Legislation Details (With Text)

File #:	ORD-0388	Version:	3	Name:	North Forest Rezoning
Type:	Ordinance	Status:	Approved		
File created:	11/13/2017	In control:	Planning and Zoning Commission		
On agenda:	1/23/2018	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 OF LAND OUT OF THE SEFRIN EISLIN SURVEY NO. 1 ABSTRACT NO. 265 CONSISTING OF APPROXIMATELY 5.02 ACRES OF LAND LOCALLY ADDRESSED AS 701 FM 685 FROM GENERAL INDUSTRIAL (GI) TO GENERAL BUSINESS 1 (GB1) DISTRICT; TO BE KNOWN AS THE NORTH FOREST OFFICE SPACE REZONING (REZ1710-02); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. North Forest Rezoning Staff Report, 2. North Forest Office Rezoning Ordinance, 3. General Location Map

Date	Ver.	Action By	Action	Result
1/23/2018	3	City Council	Approved on Second Reading	Pass
1/9/2018	2	City Council	Action taken to close the Public Hearing	Pass
1/9/2018	2	City Council	Approved on First Reading	Pass
12/4/2017	1	Planning and Zoning Commission	Recommended for Adoption	

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The proposed rezoning was initiated by a petition from the property owner and consists of land located along the east side of FM 685, generally southeast of the Applewood and FM 685 intersection, north of Pecan Street. The property also has frontage along Old Austin Hutto Rd., and is generally northwest of the Firebush Dr. and Old Austin Hutto Rd. intersection. On behalf of the owner, the applicant has proposed to rezone the property from the General Industrial (GI) district to the General Business 1 (GB1) district. The proposed rezoning is intended to allow the property to be sold and redeveloped from a single-family residence to an office park type of commercial development intended to provide professional and neighborhood services to the community.

The property consists of a 1.610 acre tract and a 3.410 acre tract which have been owned in common since 1971 to create the 5.02 acre total. The property has been used as a single-family residence since time of annexation in 1994 through Ordinance No. 411-94-12-13. At time of annexation, the property was zoned to the Agricultural/Open Space (AO) zoning district. In 1996, the property was rezoned from Agriculture (AO) district to the General Industrial (GI) district for a potential sale, and has remained zoned General Industrial (GI) district to date. At that time, the GI district allowed for a wide variety of commercial uses ranging from less intense neighborhood type land uses to more intense manufacturing land uses. Over time with amendments to the development code, the GI district has become the most intense industrial district in the city and is recommended to be located away from residential uses and areas that are suitable for retail commercial use.

The Comprehensive Land Use Plan currently identifies the area as Mixed Use with a Community Center provided near the intersection of E. Pecan and FM 685. The mixed use component is identified in the Comprehensive Plan as an area intended to provide a built environment that facilitates the ability to live, work, and play in one area. Community Centers are intended to provide a mix of uses in areas between multiple neighborhoods and can include large anchor retail as well as specialized retail.

Staff Recommendation

The proposed zoning will reduce the intensity of the existing zoning for purposes of developing the property into a commercial office type environment. While the current zoning district does allow for a variety of land uses including office, other neighborhood type of land uses desired by the applicant are not permitted in the current GI zoning district. The existing zoning was approved in 1996 when the GI district allowed for a wide variety of commercial uses ranging from less intense neighborhood type land uses to more intense manufacturing land uses. The proposed request to the GB1 district is generally in conformance with the Preferred Land Use Vision Plan and is more compatible with the surrounding properties and existing uses than the current GI district. Staff recommends approval of the proposed request to the GB1 zoning district.

Planning and Zoning Commission Action

On December 4, 2017 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 4-0.

Prior City Council Action

A public hearing was held on January 9, 2018. The ordinance was approved on first reading on January 9, 2018.

Drafter

Emily Barron, AICP
Planning Director