



# City of Pflugerville

## Legislation Details (With Text)

<b>File #:</b>	ORD-0394	<b>Version:</b>	3	<b>Name:</b>	Black Locust Townhomes Rezoning
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Approved
<b>File created:</b>	1/4/2018	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	3/13/2018	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	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 A TRACT OF LAND CONSISTING OF APPROXIMATELY 19.851 ACRES OF LAND OUT OF THE ELNATHAN BEBEE SURVEY NO. 03 ABSTRACT NO. 53, AND BEING GENERALLY LOCATED BETWEEN E. PFLUGERVILLE PKWY AND BLACK LOCUST DRIVE, AND EAST OF HEATHERWILDE BLVD AND E. PFLUGERVILLE PKWY INTERSECTION, FROM AGRICULTURE/CONSERVATION (A) TO SINGLE FAMILY MIXED USE (SF-MU), COLLECTIVELY TO BE KNOWN AS BLACK LOCUST TOWNHOMES REZONING (REZ1712-02); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Black Locust Townhomes Rezoning Staff Report, 2. Black Locust Townhomes Rezoning Ordinance, 3. Black Locust Rezoning Location Map

Date	Ver.	Action By	Action	Result
3/13/2018	3	City Council	Approved on Second Reading	Pass
2/27/2018	2	City Council	Action taken to close the Public Hearing	
2/27/2018	2	City Council	Approved on First Reading	Pass
1/8/2018	2	Planning and Zoning Commission		
1/8/2018	1	Planning and Zoning Commission		

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 A TRACT OF LAND CONSISTING OF APPROXIMATELY 19.851 ACRES OF LAND OUT OF THE ELNATHAN BEBEE SURVEY NO. 03 ABSTRACT NO. 53, AND BEING GENERALLY LOCATED BETWEEN E. PFLUGERVILLE PKWY AND BLACK LOCUST DRIVE, AND EAST OF HEATHERWILDE BLVD AND E. PFLUGERVILLE PKWY INTERSECTION, FROM AGRICULTURE/CONSERVATION (A) TO SINGLE FAMILY MIXED USE (SF-MU), COLLECTIVELY TO BE KNOWN AS BLACK LOCUST TOWNHOMES REZONING (REZ1712-02); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The property is located between E. Pflugerville Pkwy and Black Locust Drive, generally west of the Kingdom Hall of Jehovah's Witness property, north of Black Locust and east of Heatherwilde Blvd. The proposed site includes two unplatted tracts totaling 21.035 acres. Both tracts consist of unimproved and unoccupied agricultural land. Property includes direct access to both Black

Locust Drive East and East Pflugerville Parkway. East of the property is the Kuempel Storage facility, and to the west is unimproved agriculture land and the Hill Country Bible Church. North of the property is the Highland Park residential neighborhood and to the south are tracts of unimproved agriculture land and the Kingdom Hall of Jehovah's Witnesses place of worship. The applicant has proposed to rezone 19.851 acres of the property from Agriculture/Conservation (A) to the Single Family Mixed Use (SF-MU) district, leaving 1.184 acres to remain zoned as Agriculture/Conservation (A) to be used for detention and access. If approved the owner intends to develop the property into a residential subdivision that includes single family attached 3-4 unit townhomes.

### **Staff Recommendation**

The property owner has proposed to rezone a total of 19.851 acres of property from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) district while leaving a remainder of 1.184 acres to stay as Agriculture/Conservation (A) to be used as detention and access for the subject site. Currently, the subject site consists of unoccupied unimproved agricultural land allowing for an infill opportunity. Rezoning the subject site to the Single Family Mixed Use (SF-MU) district permits a multitude of residential uses such as single family attached/detached and condominiums, single family attached (3 or more units) townhomes, and single-family detached products. The proposed rezoning helps to improve the development of the Neighborhood Center providing an integration of residential and commercial uses within a walkable distance. The Black Locust Townhomes rezoning proposal to Single Family Mixed Use (SF-MU) district from Agriculture/Conservation (A) district is found compatible with adjacent land uses and appropriate development as Low-Medium residential as per the Comprehensive Plan. Staff recommends approval of the proposed zoning on second reading.

Legal has reviewed and approved the ordinance as to form.

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

On January 8, 2018 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

### **Prior City Council Action**

The City Council held a public hearing on February 27, 2018 and approved the ordinance on the first reading with an effective date of February 27, 2018 with a vote of 5-2.

### **Drafter**

Emily Barron, AICP  
Planner Director