



# City of Pflugerville

## Legislation Details (With Text)

<b>File #:</b>	ORD-0510	<b>Version:</b>	4	<b>Name:</b>	Wilke Ridge Rezoning
<b>Type:</b>	Ordinance	<b>Status:</b>	Approved		
<b>File created:</b>	1/29/2020	<b>In control:</b>	City Council		
<b>On agenda:</b>	3/10/2020	<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 an approximate 1.0 acre lot out of the John Van Winkle Survey, Abstract no. 689, Travis County, Texas, from Agriculture/Development Reserve (A) to Retail (R) and lot 43 an approximate 2.3 acre lot & lot 44 an approximate 4.5 acre lot out of the Springbrook One Section One Subdivision from Single Family Suburban (SF-S) to Parks Facilities and Open Space (PF); to be known as the Wilke Ridge Rezoning (rez2001-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.				

### Sponsors:

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### Code sections:

**Attachments:** 1. Ordinance, 2. Staff Report, 3. Exhibit Map, 4. Presentation Draft - Wilke Ridge Rezoning Request

Date	Ver.	Action By	Action	Result
3/10/2020	3	City Council	Approved on Second Reading	Pass
2/25/2020	2	City Council	Action taken to close the Public Hearing	Pass
2/25/2020	2	City Council	Approved on First Reading	Pass
2/3/2020	1	Planning and Zoning Commission	Recommended for Adoption	Pass

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 an approximate 1.0 acre lot out of the John Van Winkle Survey, Abstract no. 689, Travis County, Texas, from Agriculture/Development Reserve (A) to Retail (R) and lot 43 an approximate 2.3 acre lot & lot 44 an approximate 4.5 acre lot out of the Springbrook One Section One Subdivision from Single Family Suburban (SF-S) to Parks Facilities and Open Space (PF); to be known as the Wilke Ridge Rezoning (rez2001-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The rezoning request is for three separate properties. One parcel is an approximate 1.0-acre lot, not currently platted and vacant. The request also includes the two adjacent parcels to the south and west. The property to the south, is the Springbrook HOA Park and is approximately 4.5-acres. The property to west, approximately 2.3-acres, is currently a drainage lot for the single family development and is owned by the City of Pflugerville. In applying for the rezoning, the applicant has attained the consent of the HOA and the City.

The applicant has requested the rezoning with the intent to construct low density office space for his/her medical office and to rent to other businesses that may serve the neighborhoods. The Agriculture/Development Reserve (A) district does not allow Office: Administrative, Medical, or Professional. For this reason, the applicant has proposed to rezone the 1-acre lot from

Agriculture/Development Reserve (A) to Retail (R).

The rezoning request also proposes to rezone the park to the south and drainage lot to the west from Single Family Suburban (SF-S) to Parks Facilities and Open Space (PF). Per the Unified Development Code (UDC), setbacks are enforced based on zoning district not land use. By rezoning the neighboring parcels the setbacks will be decreased, thus enabling the applicant to develop the site more fully. The Parks Facilities and Open Space (PF) district ensures the longevity of the parcels to remain as open space and parkland; therefore, maintaining and creating an open space buffer from single family homes, to the west.

The proposed rezoning aids in achieving Goal 2 of the Land Use and Development Character Goals of the Comprehensive Plan, Policy 2.1, Action 2.1.2. The proposed rezoning also meets Goal 2 of the Economic Development Goals.

#### **Staff Recommendation**

Staff recommends approving the proposed rezoning from Agriculture/Development Reserve (A) to Retail (R) and from Single Family Suburban (SF-S) to Parks Facilities and Open Space (PF). City Attorney has approved the ordinance as to form.

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

On February 03, 2020 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**

The City Council held a public hearing on February 25, 2020 and approved the ordinance with a vote of 7-0.

#### **Projected Future City Council Action**

The second reading of the ordinance is scheduled for March 10, 2020.

**Funding Expected:** Revenue ☐ Expenditure ☐ N/A ☒

**Budgeted Item:** Yes ☐ No ☐ N/A ☒

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes ☐ No ☒

**Legal Review Required:** ☒ Required ☐ Date Completed:  February 10, 2020

#### **Supporting documents attached:**

1. General Location Map
2. Staff Report
3. Ordinance

#### **Recommended Actions**

Approve the ordinance on second reading rezoning the properties from A to R and SF-S to PF.