



City of Pflugerville

Legislation Details (With Text)

File #:	ORD-0611	Version:	3	Name:	2118 Rowe Lp Rezoning
Type:	Ordinance	Status:	Approved		
File created:	9/8/2021	In control:	City Council		
On agenda:	2/8/2022	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 approximately 5.011-acres of land, being out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) District to Single-Family Mixed-Use (SF-MU) District; to be known as the 2118 Rowe Loop Rezoning (REZ2101-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2118 Rowe Loop Locator Map, 2. 2118 Rowe Loop Rezoning Staff Report, 3. SF-MU Development Regulations, 4. 2118 Rowe Loop Rezoning Ordinance

Date	Ver.	Action By	Action	Result
2/8/2022	3	City Council	Approved on Second Reading	Pass
1/25/2022	2	City Council	Approved on First Reading	Pass
12/6/2021	1	Planning and Zoning Commission	Recommended for Disapproval	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 approximately 5.011-acres of land, being out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) District to Single-Family Mixed-Use (SF-MU) District; to be known as the 2118 Rowe Loop Rezoning (REZ2101-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject parcel, roughly 5.011 acres of unplatted land, is located generally on the eastern side of Rowe Loop along the eastern extent of the road west of the Commons at Rowe Lane subdivision. The applicant is seeking to develop the land for the purpose of establishing a single-family condominium regime. They are aware that the area is currently residential and not prime for commercial development. Due to the adjacent land uses and zoning to the south, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU).

The SF-MU zoning district is intended to address small lot, single family detached, and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed-use neighborhood and when the non-residential use is located per the conditions outlined in the Unified Development Code, including being located along a major thoroughfare.

The comprehensive plan documents identify the area for low to medium density development. The proposed rezoning is consistent with Goal 1 of the Land Use and Development Character Goals that identifies the supply, location, and type of housing will be diverse. The proposed SF-MU district will increase the available residential opportunities in the area.

The proposed Single-Family Mixed-Use (SF-MU) district is consistent with the zoning to the south as well as zoning to the southwest of the subject parcel. The permitted land uses are compatible with the adjacent residential uses and the conditions required for a commercial use limits this parcel to residential uses, preventing a potentially incompatible nonresidential land use.

The proposed zoning district is compatible with the adjacent land uses and allows for low to medium density residential development consistent with the City's adopted Comprehensive Plan. Staff recommends approving the proposed rezoning of the 5.011-acre tract of land, located on the eastern extent of Rowe Loop, north of Rowe Lane and west of the Commons at Rowe Lane, from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU).

Planning and Zoning Commission Action

On December 6, 2021 the Planning and Zoning Commission conducted a public hearing and recommended denial of the proposed ordinance with a vote of 5-0.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on January 25, 2022.

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒

Budgeted Item: Yes ☐ No ☐ N/A ☒

Amount: _____

1295 Form Required? Yes ☐ No ☒

Legal Review Required: ☒ Required ☐ Date Completed: 01/13/2022

Supporting documents attached:

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

Recommended Actions

1. Motion to approve the ordinance on second reading rezoning the property from A to SF-MU.