



# City of Pflugerville

## Legislation Text

---

**File #:** ORD-0324, **Version:** 3

---

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 CONSISTING OF APPROXIMATELY 3.218 ACRES OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 877, LOCATED GENERALLY NORTHWEST OF THE W. PFLUGERVILLE PKWY AND PICADILLY DR. INTERSECTION FROM AGRICULTURE/CONSERVATION (A) TO NEIGHBORHOOD SERVICES (NS); TO BE KNOWN AS THE ISLAMIC CENTER OF PFLUGERVILLE REZONING (REZ1608-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The property is located along the north side of W. Pflugerville Pkwy., generally northwest of the Picadilly Dr. and W. Pflugerville Pkwy. intersection. The proposed site consists of approximately 3.218 acres of land that fronts W. Pflugerville Pkwy., and is tucked in between the Springbrook and Springbrook Glen single family neighborhoods. Across W. Pflugerville Pkwy. is the Picadilly Ridge single family neighborhood. A flag shaped tract to the immediate north and east is owned by the Pflugerville Independent School District and used as the Pflugerville High School agricultural barn facility. Travis County Emergency Services District No. 2 Station 4 is located southeast of the property. The existing Agriculture/Conservation (A) zoning district will permit the anticipated place of worship by right. The proposed rezoning request to the Neighborhood Services (NS) district is intended to allow the property to be developed in the future with retail and office uses that are identified as compatible with neighboring residential property.

### **Staff Recommendation**

The proposed zoning to the Neighborhood Services (NS) district will offer flexibility to allow the property to be developed with non-residential land uses, while remaining compatible with neighboring residential property. The proposed request is generally in conformance with the Comprehensive Plan and staff recommends approval.

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

On September 19, 2016, the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-1.

### **Prior City Council Action**

The City Council held a public hearing and approved the ordinance on first reading on October 11, 2016 with a vote of 3-0.

### **Drafter**

Emily Barron, AICP

Planning Director