



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0319, **Version:** 6

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Discuss and consider action to approve an ordinance on third reading with a caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 821-06-03 -14 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED IN ORDINANCE NO. 999-09-04-28, BY REVISING TABLE SHC2, PERMITTED USES, TO ALLOW FOR A CONVENIENCE STORE WITH GAS PUMPS, MEDICAL FACILITY, HOSPITAL, MEDICAL OFFICE, AND TRADITIONAL OFFICE USES WITHOUT SQUARE FOOTAGE LIMITATIONS, WITHIN NEIGHBORHOOD THREE-WEST WITHIN FALCON POINTE ALUR-2 SOUTH PLANNED UNIT DEVELOPMENT (PUD), A 148.55-ACRE TRACT OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, PFLUGERVILLE, TRAVIS COUNTY, TEXAS, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SH 130 AND E. PFLUGERVILLE PARKWAY; TO BE KNOWN AS THE SECOND AMENDMENT TO THE FALCON POINTE ALUR-2 SOUTH REZONING (REZ1606-03), AND PROVIDING AN EFFECTIVE DATE.

The Falcon Pointe ALUR-2 South incorporates the portion of the Falcon Pointe development situated south of Central Park. The amendment affects property within Neighborhood Three-West south of Falcon Village Lane. The affected property is generally located southwest of Colorado Sand Drive, north of East Pflugerville Parkway, and south of Falcon Village Lane.

In March of 2006, the Falcon Pointe ALUR-2 was divided into two separate governing districts: North and South. In 2009, the Falcon Pointe ALUR-2 South was amended and restated to incorporate elements of the City's Corridor districts which allow for a variety of residential and commercial uses. In 2015, the nomenclature for ALUR was changed citywide to Planned Unit Development (PUD).

Table SHC2, Permitted Uses within Article II of the PUD, is proposed to be amended to allow for convenience stores with gas pumps and medical facility, hospital, and medical office permitted by right for Neighborhood Three-West and does not include Section 19 Lot 2 in Neighborhood Three - East as originally requested by the applicant. Also, the proposed amendment would require new development to be governed by current code in effect at the time of the proposed amendment, not development regulations in place in 2009 as approved with the first amendment to the PUD.

### **Fiscal Impact**

N/A

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

The Planning and Zoning Commission tabled the item on August 1, 2016. On September 19, 2016, the Planning and Zoning Commission conducted another public hearing and recommended approval, with a vote of 7-0, of the proposed PUD amendment with the exception of Lot 2, Falcon Pointe Section 19 Subdivision to be removed from the affected area of the proposed PUD amendment.

### **Prior City Council Action**

City Council postponed this item on August 23, 2016. On September 27, 2016, City Council

approved the Planning and Zoning Commission recommendation on first reading with a vote of 4-0. On October 11, 2016, City Council approved the ordinance on second reading with a vote of 3-0.

**Staff Recommendation**

The proposed land use amendments to include expanded medical and retail opportunities are appropriate for the area due to its location along SH 130 and a major arterial roadway and is generally in accordance with the “Employment Center” concept within the Comprehensive Plan. Staff recommends approval of the proposed rezoning on third reading.

Legal has reviewed and approved the ordinance.

**Drafter**

Emily Barron, AICP  
Planning Director