



City of Pflugerville

Legislation Text

File #: ORD-0410, **Version:** 3

Approving an ordinance on second and final 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 0.78 ACRES OF LOT 1, BLOCK A GREENRIDGE PHASE 8 SUBDIVISION FROM AGRICULTURE/CONSERVATION (A) TO OFFICE (O) DISTRICT AND APPROXIMATELY 1.80 ACRES OF LOT 1, BLOCK A GREENRIDGE PHASE 8 SUBDIVISION FROM AGRICULTURE/CONSERVATION (A) TO RETAIL (R) DISTRICT; TO BE KNOWN AS THE 19501 CHEYENNE VALLEY DRIVE REZONING (REZ1712-03); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The proposed property is north of SH 45 and contains 2.58 acres of land located generally southeast of the Cheyenne Valley Dr. and N. Heatherwilde Blvd. intersection in the northwest portion of the city limits. The applicant has proposed to rezone the 2.58-acre lot from the current Agriculture/Conservation zoning district into two separate non-residential zoning districts. The northern 0.78 acres is proposed to be rezoned to the Office (O) district, while the remaining 1.8 acres is proposed to be rezoned to the Retail (R) district. The Preferred Land Use Vision Plan currently identifies the area as Low to Medium density residential within close proximity to Medium to High Density Residential and Employment with an Employment Center along SH 45. While not specifically depicted on the map, the intersection of Cheyenne Valley (collector) and N. Heatherwilde Blvd. (arterial) has an opportunity to function as a transitional neighborhood center with a mix of non-residential land uses to provide goods and services to meet the needs of the immediate vicinity, with a general two to three mile market catchment area. The proposed rezoning will offer an opportunity to provide immediate services to the surrounding neighborhoods as encouraged through the neighborhood center concept, and support multiple goals and actions from the Comprehensive Plan.

Staff Recommendation

The proposed request is an adjustment from the original application, and is a result of discussions by the applicant with the HOA, property owners, and staff. With the initial zoning application, the applicant requested the Retail zoning for the entire parcel. Given the proximity of the single family homes and concern of vehicular access from the lot to Cheyenne Valley Dr., the applicant adjusted the original application to lessen the zoning request to the Office (O) district for the northern portion of the lot (0.78 acres), and the Retail (R) district for the remainder (1.8 acres). The depth of the land proposed to be rezoned to O is greater than the adjacent single family lot depth, and is intended to lessen any impact a non-residential land use might have on adjacent single family lot. The O district is currently the most restrictive commercial/non-residential zoning district in the Unified Development Code. In addition to adjusting the application, the applicant also established a no access easement along Cheyenne Valley Dr. to prevent vehicular access from the subject lot to Cheyenne Valley Dr. and established agreements with the HOA and neighbors to mitigate immediate concerns.

While the Retail (R) zoning district is a more intensive zoning district than the O district, the Retail district is less intensive than the General Business 1 (GB1) zoning district currently found across N. Heatherwilde Blvd., or the Corridor Urban Level 5 (CL5) district located to the south of the Greenridge subdivision. If approved, the O and R districts will provide the opportunity for limited non-residential uses/services that have been identified as generally compatible with surrounding residential neighborhoods.

The Comprehensive Plan identifies the area with low to medium density residential, medium to high density residential, and employment within close proximity. A neighborhood center can be expected at intersections of arterial and collector roadways and within close proximity to multiple neighborhoods. The subject property is infill commercial development, which supports goals and actions identified in the Comprehensive Plan. The proposed request is generally in conformance with the Preferred Land Use Vision Plan, and staff recommends approval of the proposed request to the Office (O) and Retail (R) zoning districts.

Planning and Zoning Commission Action

On June 4, 2018 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 4-2.

Previous City Council Action

On June 12, 2018 the City Council conducted a public hearing and approved the proposed ordinance on first reading with a vote of 6-1.

Drafter

Emily Barron, AICP
Planning Director