



City of Pflugerville

Legislation Text

File #: ORD-0412, Version: 2

Postpone a public hearing and first reading to August 14, 2018 for an ordinance with a 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 5.84 ACRES OF AN UNPLATTED TRACT LOCATED AT THE SOUTH TERMINUS OF WILLOW ST. FROM RETAIL (R) AND GENERAL BUSINESS 1 (GB1) DISTRICTS TO SINGLE FAMILY MIXED USE (SF-MU) DISTRICT, AND APPROXIMATELY 1.25 ACRES OF AN UNPLATTED TRACT LOCATED AT THE EAST TERMINUS OF E. PFLUGER ST. FROM SINGLE FAMILY SUBURBAN (SF-S) TO SINGLE FAMILY MIXED USE (SF-MU) DISTRICT; TO BE KNOWN AS THE TOWNHOMES OF OLD TOWN EAST REZONING (REZ1805-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The proposed property includes two tracts of land located generally southwest of the FM 685 and Pecan Street intersection, along the southern and eastern boundary of the Wuthrich subdivision. Willow St. currently terminates into the 5.84-acre tract and E. Pfluger St. currently terminates into the 1.25-acre tract. Neither tract currently is within the Downtown District Overlay. The property is proposed to be established into a residential condominium development, containing a variety of housing types. The proposed rezoning to the Single Family Mixed Use (SF-MU) district will provide the opportunity for establishing single family attached and single family detached products. The Preferred Land Use Vision Plan currently identifies the area as Low to Medium density residential within close proximity to Mixed Use and Community Centers. The proposed rezoning will offer an opportunity to provide a variety of housing types in an infill environment which is consistent with the Land Use and Development Character Goal 1: *"The supply, location, and type of housing will be diverse in order to meet the projected needs of the Pflugerville community in 2030, create a balanced community, and ensure residents have housing options for all phases of their lives."*

Based on feedback received from the Planning and Zoning Commission on July 2nd, the applicant has requested to postpone this item.

Staff Recommendation

The proposed zoning to the Single Family Mixed Use (SF-MU) district will provide an opportunity to develop infill property with a residential land use, but retain an ability for limited non-residential uses with conditions to ensure compatibility with the adjacent single-family residential developments. The proposed request will offer an opportunity for a variety of housing types, while providing a transition into one of the original neighborhoods. The existing General Business 1 zoning was established when commercial land was limited and in further review, may have been too intense given the proximity to the existing neighborhood. The proposed request is in conformance with the Comprehensive Plan and Staff recommends approval.

Planning and Zoning Commission Action

On July 2, 2018 the Planning and Zoning Commission conducted a public hearing and recommended denial of the proposed ordinance with a vote of 1-3.

Projected Future City Council Action

The first reading of the ordinance is scheduled for August 14, 2018.

Drafter

Emily Barron, AICP
Planning Director