



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0451, **Version:** 3

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Approving an ordinance on second reading 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 Lot 2A, Windermere Centre II from Agriculture/Development Reserve (A) to General Business 1 (GB1) District; to be known as 15913 Windermere Dr Rezoning (REZ1812-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The proposed rezoning consists of land located along the east side of Windermere Dr, generally northeast of the Windermere Dr and W Pecan St intersection. The applicant has proposed to rezone Lot 2A, a 0.6485-acre lot from the Agriculture/Development Reserve (A) district to the General Business 1 (GB1) district. The proposed rezoning is intended to remove an existing legal non-conformity use status and allow for future improvements consistent with the General Business 1 (GB1) district.

The Comprehensive Land Use Plan currently identifies the area as Mixed Use with a Neighborhood Center provided near the intersection of W. Pecan St and Parkway Dr. The mixed use component is identified in the Comprehensive Plan as an area intended to provide a built environment that facilitates the ability to live, work, and play in one area. Over time, these areas should increase in intensity, creating more cost-effective development patterns. Neighborhood centers are intended to provide a mix of two or more non-residential uses that are gathering spaces in the core of neighborhoods. The Comprehensive Plan identifies an action item in Goal 3 which states: "The amount of commercial and industrial land uses will accommodate opportunities for employment, services, and growing municipal tax base."

### **Staff Recommendation**

The daycare was built in 1985 and the land was annexed into Pflugerville in 1997 which created the current legal non-conforming status. The existing daycare and the Windermere Centre to the south of the site, help provide neighborhood services to the surrounding neighborhoods and community. Per the Comprehensive plan, mixed use areas should increase in intensity over time creating more cost-effective development patterns.

Lot 1 which surrounds the property was rezoned to what is now known as General Business 1 (GB1) district in 2001. Similarly, land further to the south and southwest is zoned General Business 1 (GB1) district. Approving the proposed rezoning to the General Business 1 (GB1) district will remove the current legal non-conforming use status of the property, as the daycare use is a permitted use in the district, and allow any future site improvements as permitted by the General Business 1 (GB1) district development regulations. Staff recommends approval of the proposed rezoning to the General Business 1 (GB1) district.

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

On February 4, 2019 the Planning and Zoning Commission conducted a public hearing and

recommended approval of the proposed ordinance with a vote of 7-0.

**Prior City Council Action**

The City Council held a public hearing and approved the ordinance on first reading on February 26, 2019.

**Supporting documents attached:**

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

**Recommended Actions**

Approve the ordinance on first reading rezoning the property from Agriculture/Development Reserve (A) to General Business 1 (GB1).