



City of Pflugerville

Legislation Text

File #: ORD-0477, **Version:** 3

Discuss and consider action to approve 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 approximately 192 acres of unplatted tracts in the Alexander Walters Survey, Abstract No. 67 of the real property records of Travis County, from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) District for approximately 17.779 acres, from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) District for approximately 151.385 acres, from Agriculture/Development Reserve (A) to General Business 1 (GB1) District for approximately 22.533 acres, from Agriculture/Development Reserve (A) to General Business 2 (GB2) District for approximately 6.026 acres; all to be known as the Lisso Tract Rezoning (REZ1908-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The property consists of approximately 192 acres located generally at the northeast corner of Wells Branch Pkwy, and approximately six acres located at the Killingsworth and Wells Branch Pkwy intersection, along the south side of Wells Branch Pkwy. In total, the proposed rezoning includes 198 acres intended to establish a new neighborhood with a mixture of residential lot sizes as allowed by the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) districts and land uses as allowed by the General Business 1 (GB1) and General Business 2 (GB2) districts. The applicant proposed a similar rezoning request in February 2019 (REZ1812-02) for the northern tract which was denied on first reading by the City Council on February 26, 2019 due to concerns raised by the community. According to the applicant, following the City Council denial the William Lyon team invited all concerned citizens to a public meeting on May 13, 2019 to discuss concerns raised during the City Council public hearing. A summary of items discussed during the public meetings has been provided by the applicant and is included as an attachment to the staff report.

William Lyon Homes, a production homebuilder organization, has proposed to establish a new single family neighborhood with a variety of lot sizes as permitted by the SF-R and SF-MU district in the northern portion of the tract. The area proposed to be zoned SF-R remains unchanged from the last zoning request and includes approximately 151 acres. The area proposed to be zoned SF-MU is proposed to consist of 17.779 acres which is an approximate one-acre reduction from the previous request. The reduction in SF-MU district is proposed to be replaced with GB1 zoning.

The area located at the northeast corner of Immanuel Rd and Wells Branch Pkwy and along the majority of the north side of Wells Branch Pkwy is proposed to be rezoned to the GB1 district. The amount of land proposed to be rezoned to the GB1 district has increased with this request and is intended to create a commercial corner at the future intersection of Pfennig Ln and Wells Branch Pkwy. A total of 22.5 acres of land is proposed to be rezoned to the GB1 district. Rezoning for a portion of the southern tract is new with this application and the applicant has proposed to rezone approximately six acres to the GB2 district. The proposed GB2 tract currently contains a realignment of Killingsworth Ln which connects Wells Branch Pkwy to Killingsworth Ln. Both the

GB1 and GB2 tracts are anticipated to remain in the control of the current owner for future commercial development.

The Comprehensive Plan identifies the area with a mixture of low-density residential, medium to high density residential and neighborhood center, with parks and open space provided along the creek/floodplain. The proposed request is consistent with the development goals of the land use plan to provide a diverse supply of housing to meet the needs of the community, while preserving the sensitive creek areas. A continuation of the trail network and open space within the neighborhood will be required to remain consistent with the goals of the Parks and Recreation master plans, providing connectivity and park opportunities within close proximity to residential neighborhoods.

Goal 2 of the Comprehensive Plan encourages infill and new development to be focused around a hierarchy of centers to provide employment and shopping districts in areas where infrastructure is currently available. Action items associated with Goal 2 also encourage new and infill development to accommodate basic services within walking distance of residential areas and provide facilities that serve multiple neighborhoods.

Goal 3 of the Comprehensive Plan further states the “amount of commercial and industrial land uses will accommodate opportunities for employment, services, and growing the municipal tax base.” The addition of commercial development potential along an arterial roadway that provides services to the region appears consistent with the goal.

Staff Recommendation

The purpose of the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) zoning district requests is to allow an opportunity for a neighborhood to be developed with varying lot sizes in the city without having to pursue a Planned Unit Development (PUD). The proposed General Business 1 (GB1) district is generally consistent with other similarly situated properties along Wells Branch Pkwy. The proposed GB1 zoning will not provide conforming zoning to the existing vehicle storage land use currently on the property along the north side of Wells Branch Pkwy. The proposed General Business 2 (GB2) zoning will offer opportunities for additional commercial land uses.

While there is concern with establishing residential zoning and development opportunities for new single family neighborhoods adjacent to potentially incompatible land uses, the expectation is the existing junk yard and commercial vehicle repair land uses will transition once the area begins to receive further development pressure. The Comprehensive Plan is the long range plan for the City which supports the proposed rezoning request, and Staff recommends approval of the rezoning requests from Agriculture/Development Reserve (A) to General Business 1 (GB1) district for approximately 22.5 acres, General Business 2 (GB2) district for approximately 6 acres, Single Family Residential (SF-R) district for approximately 151.4 acres, and Single Family Mixed Use (SF-MU) district for approximately 17.7 acres.

Planning and Zoning Commission Action

On September 16, 2019 the Planning and Zoning Commission conducted a public hearing. At that meeting a petition without written signatures was provided. The petition does not meet the protest requirements of the Local Government Code Chapter 211.006. The Planning and Zoning Commission recommended approval of the proposed ordinance with a vote of 4-3.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on October 8, 2019 with a vote of 5-2.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: 9/16/2019

Supporting documents attached:

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

Recommended Action

Approve the ordinance on second reading rezoning the property from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) District for approximately 17.779 acres, from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) District for approximately 151.385 acres, from Agriculture/Development Reserve (A) to General Business 1 (GB1) District for approximately 22.533 acres, from Agriculture/Development Reserve (A) to General Business 2 (GB2) District for approximately 6.026 acres.