File #: ORD-0485, **Version:** 3

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 the North half of lots 13, 14, 15, 16, 17, & 18, of Block 7 out of the original Pflugerville subdivision, from Single-Family Suburban (SF-S) to Office (O) District; to be known as Juarez Commercial Rezoning (REZ1908-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property, 204 N 1st St, is located on the corner of East Walnut Street and North 1st Street, one block north of West Main Street and one block west of North Railroad Avenue. To the east, the property faces Suite 500 of City Hall. The property was recently acquired by the applicant for purposes of establishing an office at the location. The current zoning, Single-Family Suburban (SF-S), does not allow non-residential uses. Therefore, the applicant has proposed rezoning to the Office (O) district. The property is located within the Downtown District Overlay (DDO). The DDO adds specific requirements to a base zoning district. In this case, the base zoning district currently is SF-S and the request is to change that base zoning district to O. The request will not affect or remove the DDO, only the base zoning district. In general, the base zoning district establishes the land uses that can be permitted on each property and the DDO further refines development requirements, allowable uses, and design standards.

The properties directly to the north and south are zoned Single Family Suburban (SF-S), and are not anticipated to change land use or zoning in the near future. Properties to the northeast are currently zoned Retail (R) and currently have residential land uses, but can change at any time. The properties to the east which contain City Hall and further east Hanover's Draught Haus, are zoned General Business 1 (GB1). This same commercial zoning district, GB1, is consistent for several more of the properties further south and several of these properties contain commercial uses at this time.

The proposed Office (O) district is consistent with the zoning in the immediate area and would enable a small business to locate on the site. The proposed Office zoning district is the least intensive non-residential zoning district in the Unified Development Code, and is intended to be used in areas transitioning from more intense land uses to less intense land uses. The Downtown District Overlay (DDO) provides an additional layer of protection by adding design measures to ensure development of the property is harmonious with the area, including requiring any off-street parking to be located off of the alley and bufferyards to be established as applicable. The proposed request to Office (O) is generally supported by the Comprehensive Plan through the mixed use and neighborhood center concept reflected for downtown, as well as the Downtown Vision Plan which encourages walkability to services, being attractive for businesses, and maintaining historic features like the original residential structure.

Staff Recommendation
Staff recommends approval.

Planning and Zoning Commission Action
On October 7, 2019 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 5-1.

Prior City Council Action
The City Council held a public hearing and approved the ordinance on first reading on October 22, 2019.

Funding Expected: Revenue __ Expenditure __ N/A _X_
Budgeted Item: Yes __ No __ N/A _X_
Amount: _____
1295 Form Required? Yes __ No _X_
Legal Review Required: _X_ Required __ Date Completed: _10/14/2019___

Supporting documents attached:
1. General Location Map
2. Staff Report
3. Ordinance

Recommended Actions
Approve the ordinance on second reading rezoning the property from SF-S to O.