

<b>Planning &amp; Zoning:</b>	4/6/2015	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>City Council:</b>	4/14/2015	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.:</b>	REZ1406-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a public hearing and consider an application to rezone approximately 5.44 acres out of the J. Van Winkle Survey No. 14, Abstract No. 786, located generally northeast of the intersection of Black Locust Dr. and Grand Ave. Pkwy from Agriculture/Conservation (A) to Multi-Family 10 (MF-10) district; to be known as the Gardens at Black Locust Rezoning. (REZ1406-01)

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**LOCATION:** The property is located along the north side of Black Locust Dr., generally at the northeast corner of Black Locust Dr. and Grand Ave. Pkwy.

**REQUEST:** Rezone the 5.44 acres from Agriculture/Conservation (A) to Multi-Family 10 (MF-10).

**SITE ANALYSIS:**

The proposed site consists of a 5.44-acre tract of unimproved land. An existing drainage swale containing the 100 year floodplain bisects the tract in a general east to west direction and then turns south near the eastern property line. Overhead utility lines are located along the south and west property lines and a Windermere HOA sign and landscaping is located in the southwest corner. The eastern extent of the property is generally overgrown along the drainage swale and contains existing trees and shrubs.

**ZONING and LAND USE:**

The subject property was annexed into the City of Pflugerville in 2009 (ORD No. 1029-09-11-24) and subsequently zoned to the current Agriculture/Conservation (A) zoning district. The property to the west was annexed in 2007 and is the HomeTown at Picadilly apartment complex for active seniors, followed by the Springbrook Centre single family neighborhood. To the north is the Windermere Primary and Windermere Elementary schools and to the east is the Windermere Parke single-family neighborhood. South of the subject property is a 5.964-acre tract of land also owned by the applicant, followed by the Windermere Park.

**TRAFFIC IMPACT:**

As the unimproved tracts in this area are developed, additional traffic will be generated. At the intersection of Black Locust Dr. and Grand Ave. Pkwy, separate north and south bound turn lanes onto Grand Ave. Pkwy currently exist. Similarly, in front of the subject tract Grand Ave. Pkwy is an improved four lane, median divided roadway with an east bound turn lane onto Black Locust Dr. A single driveway is expected off of Black Locust Dr. to serve the proposed residential units. At a maximum 10 units/acre density allowed with the proposed zoning district, the impact to the roadway network is not expected to be significant, but will be considered with the platting of the property.

**DRAINAGE:**

Drainage will be analyzed as development is proposed. The tract currently contains a drainage easement which contains the floodplain and further improvements may be needed for the site to be developed.

**COMPREHENSIVE PLAN:**

The Comprehensive Land Use Plan currently identifies the area as open space with low to medium density residential. The open space land use designation is attributed to the floodplain layer used during the land use plan creation and proximity of the tracts to Windermere Park. The proposed district is a low to medium density residential district and is in compliance with the Comprehensive Plan.

**STAFF RECOMMENDATION:**

The property is located at the intersection of a major collector and arterial street with senior living apartments currently located across the street, along the west side of Grand Ave. Pkwy. A drainage swale containing the floodplain along the east property line will provide a natural buffer to the existing single family homes to the east. While the proposed zoning district will allow for up to 10 units per acre, the anticipated development will consist of paired townhomes on a single lot, with a density less than what is permitted. The anticipated development will consist of one lot with units owned and maintained by the applicant. The applicant is one of the original developers of the Windermere subdivision and according to Covenants, Conditions and Restrictions for the Windermere development, only single family homes or townhomes may be permitted on the subject tract and the approximate 5-acre tract to the south. The applicant has met with staff on numerous occasions to discuss the proposed project and alternative zoning districts as the Unified Development Code amendments were being established. The applicant also met with the Windermere Homeowner's Association recently and has been given support by that board for the proposed zoning and anticipated project. Staff recommends approval of the proposed request.

**PLANNING AND ZONING COMMISSION:**

The Planning and Zoning Commission conducted a public hearing on April 6, 2015. Several residents spoke with concerns concerning traffic congestion at the intersection of Grand Ave. Pkwy and Black Locust Dr., drainage, and potential impact to property values. With a vote of 5-1, the Commission recommended approval of the proposed rezoning request to the Multi-Family 10 (MF-10) district.

**NOTIFICATION:**

Newspaper notification was published on March 25, 2015, notification letters were mailed to property owners within 500 feet of the property, and signs were posted on the property. The mailed notification included the Pflugerville Independent School District (PISD) as well as the Windermere and Springbrook Centre Homeowner's Associations. Separate of the Windermere HOA inquiry, two concerns were received prior to the Planning and Zoning Commission meeting.

**ATTACHMENTS:**

- Notification Map
- Survey

**NOTIFICATION MAP**



