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**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	2/6/2023	<b>Staff Contact:</b>	Robyn Miga, Assistant Director
<b>City Council:</b>	2/14/2023	<b>E-mail:</b>	robym@pflugervilletx.gov
<b>Case No.:</b>	2022-6-REZ	<b>Phone:</b>	512-990-6300
<b>Legistar No:</b>	ORD-0697		

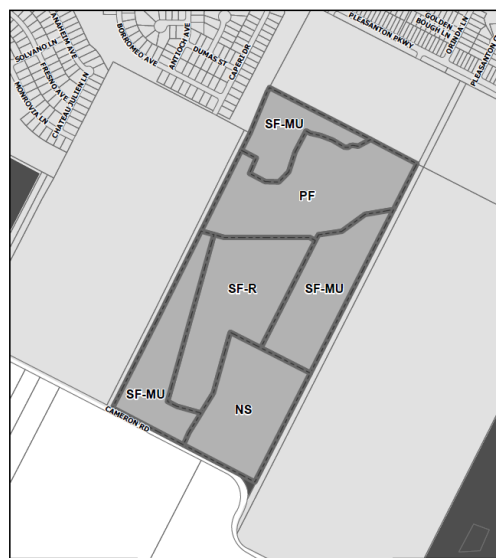
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**SUBJECT:** Receive public comment and consider recommendation regarding a rezoning application for an approximate 120.3 acre tract of land situated in the William Caldwell Survey No. 66, Abstract 162, City of Pflugerville, Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Mixed Use (SF-MU), Neighborhood Services (NS), Public Facilities (PF), and Single-Family Residential (SF-R), generally located along Cameron Road, east of SH 130, and west of 1849 Park, to be known as the Murchison Tract rezoning (2022-6-REZ).

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**SUMMARY OF REQUEST:** The applicant is requesting to rezone their approximately 120.3-acre tract of land from Agriculture/Development Reserve (A) to Single-Family Mixed Use (SF-MU), Neighborhood Services (NS), Public Facilities (PF), and Single-Family Residential (SF-R). The mix of proposed zoning districts within this rezoning request includes: approximately 44.17 acres of SF-MU, 25.74 acres of SF-R, 20.69 acres of NS, and 29.74 acres of PF.

**LOCATION:** The subject property is located along Cameron Road, just east of the Carmel development, and west of 1849 Park, south of Pleasanton Parkway.



**Location Map**

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**HISTORY:** A portion of the property was annexed in 2007 as part of a city-initiated annexation by Ord. No. 899-07-08-14, and the remaining tract was annexed December 2022. The property was given the base zoning district of Agriculture/Development Reserve (A), which is the zoning designation given upon annexation. The property is mostly vacant with a historical home located on the site. There is also a significant swath of floodplain that bisects this property.

**SURROUNDING ZONING AND LAND USE:** The property is currently zoned Agriculture/Development Reserve (A).

Adjacent	Base Zoning District	Existing Land Use
North	Agriculture/Development Reserve (A), Single-Family Mixed Use (SF-MU), and Single-Family Residential (SF-R).	Future expansion of 1849 Park, Carmel West
South	Cameron Road and Austin ETJ	Undeveloped
East	Agriculture/Development Reserve (A)	1849 Park
West	Cameron 96 PUD, Single-Family Residential (SF-R)	Vacant, but proposed for low density multi-family attached south of the floodplain and detached north of the floodplain.

**PROPOSED DISTRICT:** The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU), Single Family Residential (SF-R), Public Facilities and Open Space (PF), and Neighborhood Services (NS).

The Unified Development Code describes the zoning districts as follows:

**Single-Family Mixed Use (SF-MU):** The district is intended to address small lot, single family detached, and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed-use neighborhood.

**Single-Family Residential (SF-R):** The district may be used to master plan a large, low density residential subdivision with an opportunity for a mixture of lot sizes based on overall acreage. In certain cases, the district may also be used where an infill of single-family suburban housing types may be appropriate.

**Public Facilities and Open Space (PF):** The Public Facilities and Open Space (PF) district is established to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities throughout the city that is responsive the variety of recreational needs of all residents of the community.

**Neighborhood Services (NS):** This district is established as a limited retail category intended for use by residents of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, free-standing retail structures, such as convenience stores and neighborhood oriented personal service establishments. Sites zoned “NS” should be located on a thoroughfare and generally utilize a site adjacent to one or more logical neighborhood service areas.

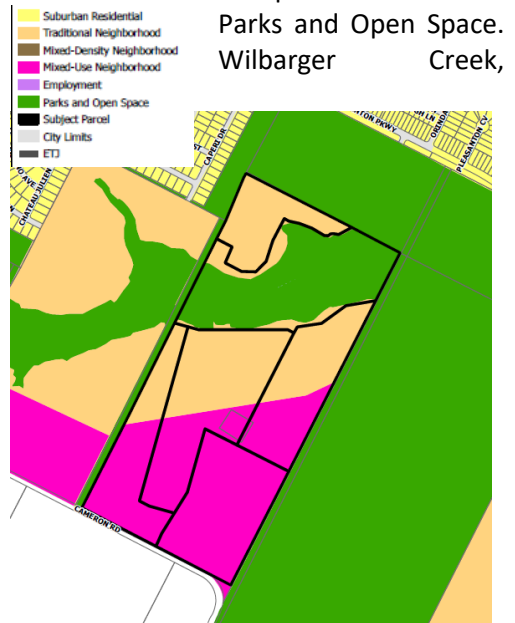
Development regulations and use chart for each proposed zoning district are attached separately, but it is noteworthy that the SF-MU zoning district has a required maximum site area of 20 acres of a single use, and 40 acres for multiple uses. In this instance, none of the SF-MU zoning districts are more than 20 acres, therefore meet the intent of this regulation in the code.

**COMPREHENSIVE PLAN:** The Aspire Pflugerville 2040 Plan the Future Lane Use Map calls this area as Mixed-Use Neighborhood, Traditional Neighborhood, and Mixed-Use Neighborhood is the area designated south of immediately adjacent to Cameron Road. The floodplain (Wilbarger Creek) is identified as Parks and Open Space, and the area north of the creek is identified as Traditional Neighborhood (as shown on the map).

**Traditional Neighborhood:** This future land use district calls for a majority of residential uses, with supportive neighborhood commercial uses appropriate. The Comprehensive Plan provides for uses that are considered appropriate, as well as those that may be considered conditional as a primary use. Among uses that are considered appropriate are single-family small lot and accessory dwelling units and civic uses. Uses that may be considered conditionally are townhomes triplex/fourplex, bungalow/cottage courts, neighborhood shopping center, neighborhood office and commercial, as well as mixed-use neighborhood scale.

**Mixed-Use Neighborhood:** This future land use designation calls for a mix of both residential and commercial with an equal mix of commercial and residential. However, while the mix is proposed as 50/50, this is meant to spread throughout the area outside of this parcel in order to provide supportive commercial uses throughout the area. Additionally, the proposed lot sizes that are proposed in this designation is at a density that is approximately 2-4 units/acre.

**Parks and Open Space:** This future land use designation is intended to preserve open spaces for the protection and enjoyment of natural areas.



In addition to the Future Lane Use Map that was adopted through the Comprehensive Plan, Neighborhood Districts are also adopted. This area is located within the Park District. The Park District is anchored by 1849 Park and envisions an effective trail system that connects the area to the park. Furthermore, a variety of housing types are encouraged at a varying density, with supportive commercial uses for the adjacent residential.

Additionally, goals that were established through the Aspire Pflugerville 2040 Comprehensive Plan include:

1. Diversify the housing supply, types, and locations to meet community needs through each phase of life.
2. Foster transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.
3. Healthy Communities and Neighborhood Vitality Goals, Policies and Action Items:
  - a. Invest in designated areas to create an urban mixed-use environment to attract people and create a sense of place.
  - b. Strategically develop a mixture of residential and nonresidential in greenfield areas.
  - c. Encourage housing variety so that no more than 2/3rds of housing in an area is the same type.

Staff finds the proposed zoning districts to be consistent with the Comprehensive Plan, as well as supportive of creating healthy communities and 10-minute neighborhoods. Furthermore, it promotes the goal of providing housing types for various phases of life.

As an extension of the city's Comprehensive Plan, there are also land use assumptions made in the water, wastewater, and transportation master plan. In both the water and wastewater master plan this area is identified as low to medium residential north of Wilbarger, and mixed-use south of the creek. This area is also located with the city's wastewater CCN and is in a dual certification area for both the city and Manville.

**TRANSPORTATION:** This parcel is bound by Cameron Road and what will be the future extension of Melber Lane. Cameron Road in this area is within Travis County's jurisdiction and is a Major Arterial six lane divided roadway (MAD-6) which calls for 140' of ultimate right-of-way width, and Melber Lane is a future Minor Arterial, or 100' right-of-way. A portion of the future Melber Lane extension was provided for through the Carmel Development Agreement.



In addition to these two major thoroughfares, there is also a city led realignment project at the “S” curve of Cameron Road being done in coordination with the Melber Lane extension, which is proposed to realign to accommodate a safer traffic pattern. That project is in design and there is no project construction start date.

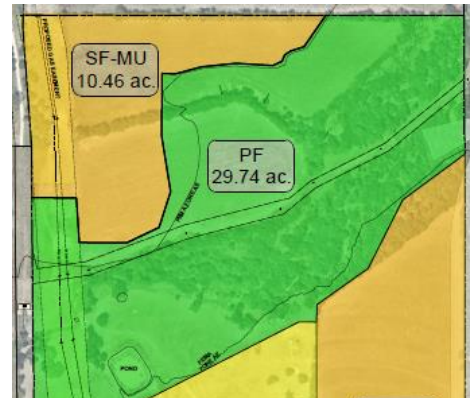


In addition to the Master Transportation Plan, which outlines requirements for the major thoroughfares, there is also a trails connection that’s shown in the Parks and Open Space Master Plan which will connect from the proposed stub on the parcel east of this site and extend through connecting the 1849 Park. The parcel east of this project has public improvement plans under review by the Planning & Development Services Department, which will eventually stub to this parcel continuing the trails network through this area.



**ANALYSIS:** This is a unique development in that there is a historical home on the site that the original landowner intends to retain, as well as the large swath of floodplain that bisects the northern portion of this property. There is also a 50' Atmos gas easement that is proposed to run parallel for a portion of the Cameron Road frontage but will curve north at an angle toward Pleasanton Parkway. In addition to site characteristics, it is also bound by two major thoroughfares, Cameron Road, which is a proposed 140' of ROW by Travis County's standards, as well as Melber Lane which will be a divided minor arterial, with 100' of ROW. There is also a realignment project near the southeastern corner of this property but is not immediately adjacent to this parcel. With this property being described with three different Future Lane Use designations in the 2040 Aspire Pflugerville Comprehensive Plan, I'll describe the proposed zoning districts as they relate to the Future Lane Use designation.

**SF-MU (10.46 acres):** The portion north of Wilbarger Creek which is proposed for the Single-Family Mixed Use zoning district is within the Traditional Neighborhood designation on the comprehensive plan. Within the Traditional Neighborhood designation, the majority of the development should be residential, but some commercial is appropriate as well so long as it provides for low intense uses. Two to four units per acre is consistent with the proposal. Within the SF-MU district, single-family detached lots would be required to have a minimum lot size of 5,000 sq. ft., and a minimum lot width of 40'. It is anticipated that this portion of the property will be development with a detached product and will serve as an extension of the residential development that is proposed on the neighboring property to the east. It is, however, noteworthy that in evaluating the zoning designation, the zoning district would be allowed to develop with a variety of uses as allowed by the zoning district. Staff found this designation to be consistent with the comprehensive plan, as well as harmonious with the adjacent zoning district to the east.

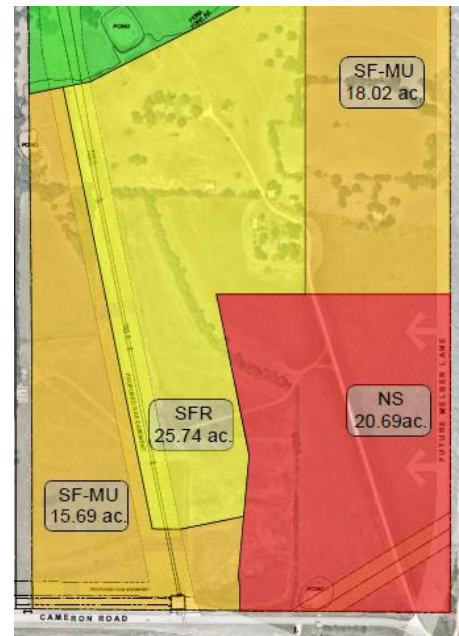


**PF (29.74 acres):** The portion proposed for Public Facilities and Open Space (PF) zoning district is within the Parks and Open Space designation within the Comprehensive Plan. This future land use designation is given to parcels that are intended for parks and open space, and the features of the land in this designation are typically floodplain. The PF zoning district is consistent with this future land use designation and is proposed for the extension of a regional trail system that will improve connectivity in the parks system. The PF zoning district is consistent with the recommendations provided in the comprehensive plan.

**SF-R (25.74 acres):** This area of the development is proposed for the Single-Family Residential (SF-R) zoning district and is located within the Mixed-Use Neighborhood future land use designation in the Comprehensive Plan. This parcel is bound on the western side by the majority of the 50' Atmos gas easement, which would not allow any vertical improvements. Additionally, the historic home is situated on the eastern side of the property, which is slated to remain on the property. The Mixed-Use Neighborhood designation is meant to provide for a variety of housing types, which may include small

lot single-family, or various multi-family products, such as townhomes, duplex/triplexes, and bungalow cottage courts. It also finds mixed-use neighborhood scale to be appropriate. While the SF-R zoning district is not described as being a small lot subdivision, the size of the lots that are permitted have a minimum lot width of 60', with a minimum length of 125'. The lot area is a minimum of 7,500 sq. ft. Consistent with the comprehensive plan, it would provide a variety of housing options for this neighborhood and complement the SF-MU zoning district well, which is seen to be slightly more intense.

**SF-MU (15.69 and 18.02 acres):** The area proposed for the SF-MU zoning district is within the Mixed-Use Neighborhood future land use designation. The Mixed-Use Neighborhood designation supports a variety of housing types, as well as allows for low intense commercial, as appropriate. The 15.69-acre parcel is bound on the eastern side by the Atmos easement, as well as along the frontage of Cameron Road. At the time of development, the property would be required to dedicate half of the necessary ROW for the future expansion of Cameron Road. This parcel is also immediately adjacent to the Cameron 96 development, which is proposed for low density multi-family proposed for a duplex product. The 18.02-acre parcel is immediately adjacent to the Melber Lane extension. The proposed SF-MU district is consistent with the Comprehensive Plan, as well has the ability to provide a variety of housing types to support the goals of the comprehensive plan to provide housing for all stages of life.



**Neighborhood Services (20.69 acres):** The Neighborhood Services zoning district is one of the lowest intense zoning districts, and it is intended to provide supportive commercial services to adjacent neighborhoods, without a significant impact. With this property being across the street from 1849 Park, this area would have significant potential for commercial/retail traffic for those visiting our parks system, as well the adjacent neighborhoods. Additionally, with the extension of the trail system through this area, it will provide a supportive service that are needed in this part of the city. Staff finds that this commercial zoning district is most appropriate in the Mixed-Use Neighborhood future land use designation for this area of the city, because it has minimal impact on the adjacent residential.

**STAFF RECOMMENDATION:** The proposed zoning districts of Single-family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Public Facilities and Open Space (PF), and Neighborhood Services (NS) are consistent with the 2040 Aspire Pflugerville Comprehensive Plan, as well as meets the goal of supporting health, vibrant neighborhoods that encourage housing variety so that no more than 2/3rds of housing in an area is the same type. Additionally, it fosters transit-ready development patterns and combinations

of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.

For the reasons listed above, staff is recommending **approval** as presented.

**NOTIFICATION:**

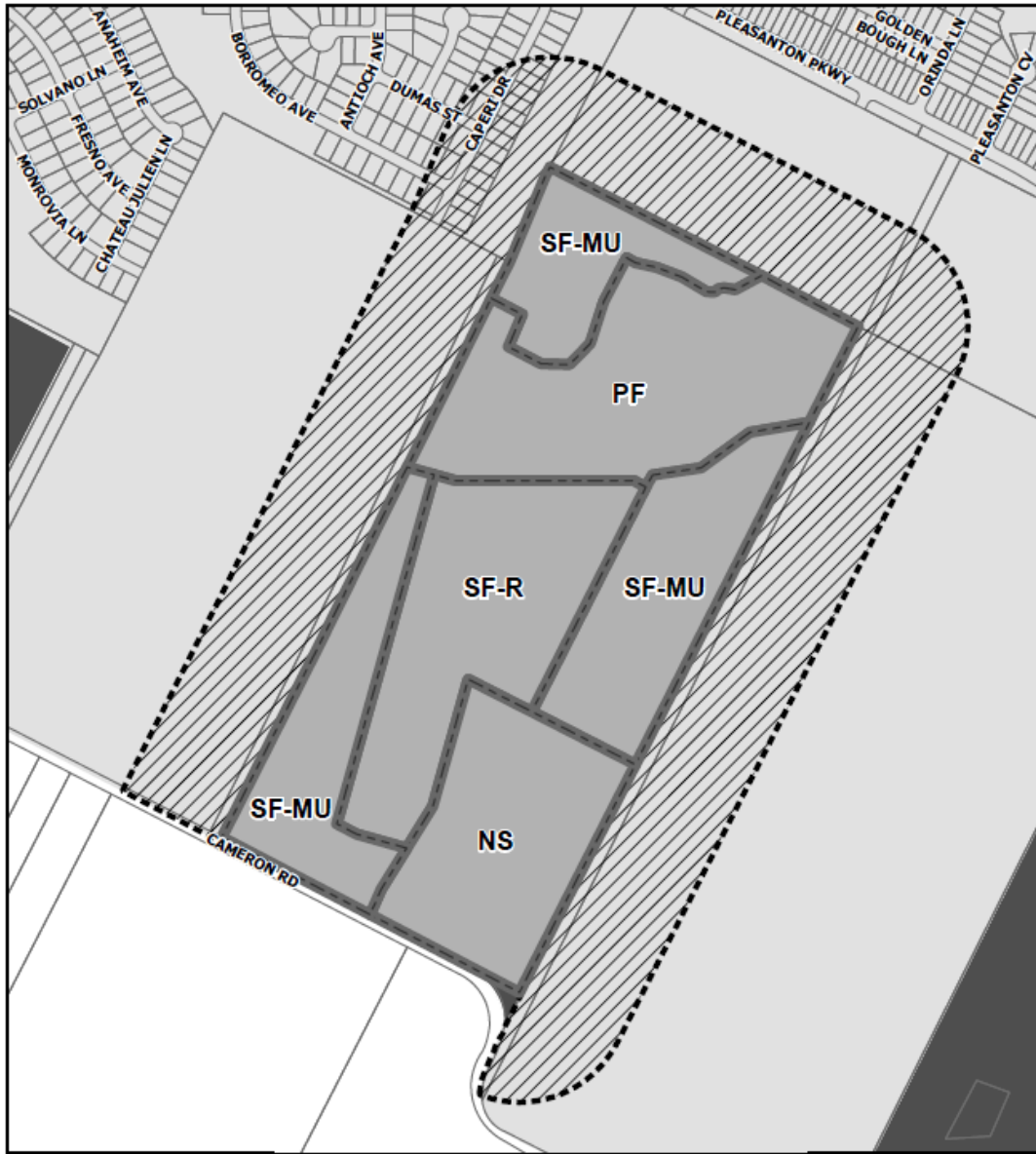
Newspaper notification was published, letters were mailed to property owners within 500 feet of the property within the city limits, and signs were posted as required.

**ATTACHMENTS:**

- Notification Map
- Location Map
- Applicant Request
- Development Standards



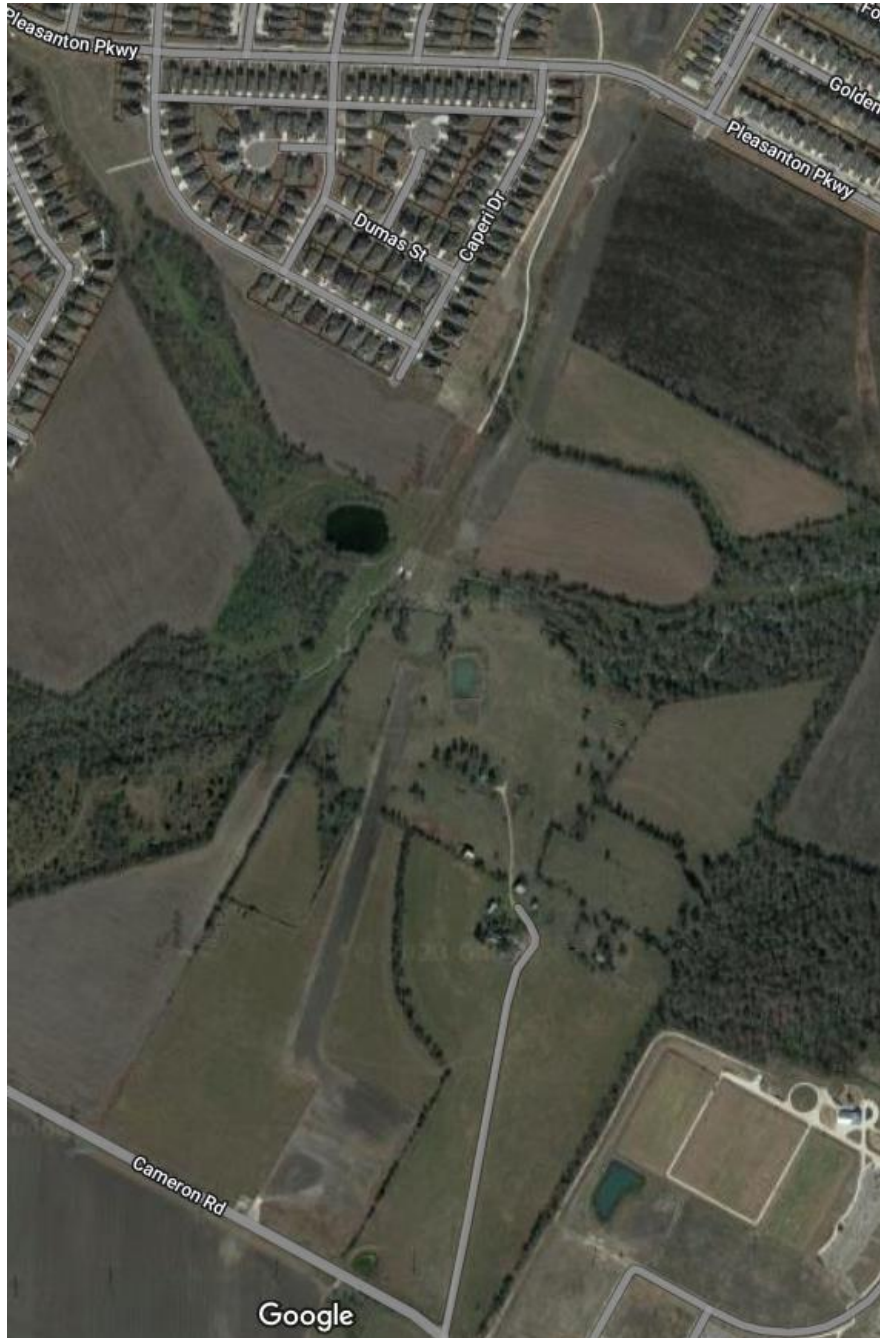
**NOTIFICATION MAP:**



**Site Photos:**



View at "S" Curve from Cameron Road



Aerial