
STAFF REPORT

Planning & Zoning:	2/4/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
City Council:	2/12/2019	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1712-03	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone Travis Central Appraisal District Parcel ID 281471, a parent tract of land located generally east of Greenlawn Blvd, along the north and south sides of W. Pflugerville Pkwy. Tract 1 is located along the north side of W. Pflugerville Pkwy, consists of 28.316 acres, and is proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district. Tract 2 is located along the south side of W. Pflugerville Pkwy, consists of 21.455 acres, and proposed to be rezoned from Agriculture/Development Reserve (A) to Multi-Family 20 (MF-20) district; all to be known as Cielo Rezoning. (REZ1811-01)

LOCATION:

The property is located along W. Pflugerville Pkwy at the western extent of the city limits, along both the north and south sides of W. Pflugerville Pkwy. The property as a whole generally borders the City of Round Rock along the west and north boundary lines.

SITE ANALYSIS:

The overall parent tract became divided with the westward extension of W. Pflugerville Pkwy to Greenlawn Blvd. around 2009. Currently Travis Central Appraisal District identifies the tract with a single parcel id, and therefore the property is described herein as Tracts 1 and 2 to differentiate the segmented pieces and proposed requests.



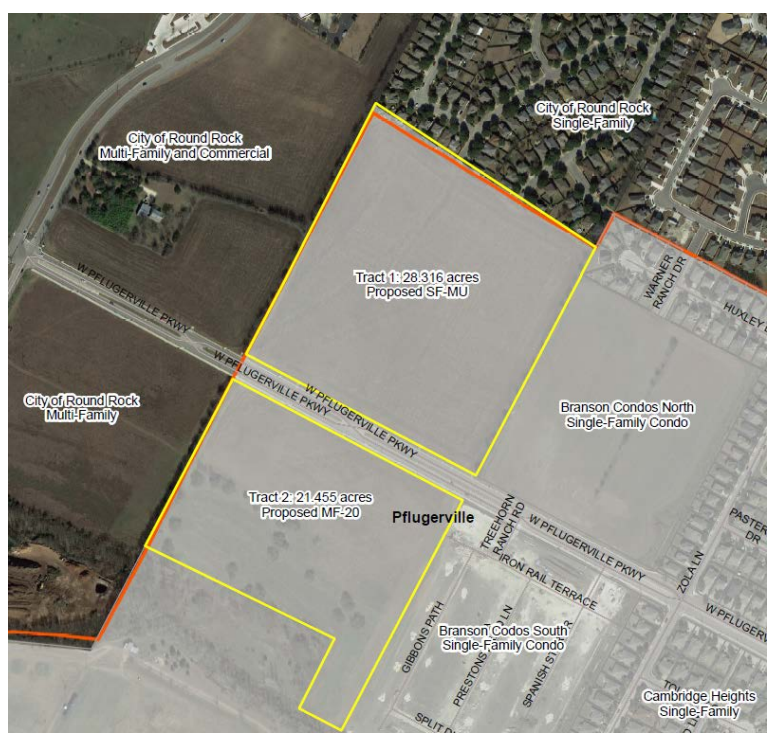
Tract 1 is the northern extent of the property which consists of 28.316 acres of agricultural land generally bound between W. Pflugerville Pkwy and the Round Rock Remington Heights residential subdivision to the north. Zydeco Dr. and Jazz St. from the Remington Heights neighborhood currently stub into the subject tract and are anticipated to be extended as development occurs on the subject tract. Existing tree lines demarcate the eastern and western boundaries of the tract. Existing improvements consist of a 6-ft wide sidewalk and several stormwater area inlets located along the southern boundary/north side of W. Pflugerville Pkwy and extend the width of the tract.

Tract 2 is the southern extent of the property and consists of 21.455 acres of agricultural land. The southern tract is generally bound by W. Pflugerville Pkwy and the floodplain to the south. Existing tree lines demarcate the western and southern boundaries, while the Branson Condominium single family development provides the eastern boundary line. Existing improvements consist of a 10-ft wide sidewalk

and overhead electric powerlines along the northern boundary/south side of W. Pflugerville Pkwy and the width of the tract.

SURROUNDING LAND USE:

Tract 1 is bordered to the north and west by land within the Round Rock jurisdiction. An existing single family neighborhood in Round Rock is located to the north, while a planned multi-family and commercial development is planned to the west. Property to the east is within the City of Pflugerville and planned to be developed as a single family detached condominium project. Property to the east is zoned Branson PUD.



Tract 2 is bordered to the west by property within the Round Rock jurisdiction, currently being developed as a multi-family development. To the south and east is land within the City of Pflugerville. To the east is a single family detached condominium project zoned Planned Unit Development (formerly known as Branson ALUR), while the south is zoned Agriculture/Development Reserve (A) district which consists of floodplain and a regional detention facility used as a public golf driving range. Further to the south is land zoned and developed as industrial uses in the Light Industrial (LI) district.

PROPOSED REQUEST:

Tract 1: 28.316 acres to SF-MU

The northern tract (Tract 1) is proposed to be rezoned from the current Agriculture/Development Reserve (A) district to the Single-Family Mixed Use (SF-MU) zoning district. If approved, the applicant intends to develop Tract 1 with a mixture of detached and attached product types to account for the 28 acres. As currently contemplated by the applicant, approximately 13 acres are planned for single family detached products with rear loaded garages,



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approximately 11 acres are planned for single family detached products with front loaded garages, and approximately 4 acres are planned for single-family attached townhome product along W. Pflugerville Pkwy.

According to the Unified Development Code, the Single Family Mixed Use (SF-MU) Residential 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.” While the definition generally limits the use of the district to 20 acres, Table 4.2.4 A further allows for a maximum site area of 40 acres when multiple uses are proposed, as is the case with the proposed request. The following are listed as land uses allowed in the SF-MU district:

- Permitted residential land uses: Single Family Detached, Single Family Attached (3 or more units) Townhome, and Condominium.
- Permitted non-residential uses: Government Facilities, Park or Playground, Personal Services, and Place of Worship.
- Conditional uses include: Accessory Dwelling Unit, Live Work Unit, Amenity Center, Brewpub/Wine Bar, Day Care Facility, Dry Cleaning (minor), Farm/Ranch (orchard, vineyard, garden), Financial Institution, Health/Fitness Center, Massage Therapy, Museum/Art Gallery, Personal Services, Restaurant, Retail Sales and Services, and Utilities. Conditions associated with these land uses are described in Section 4.2.3 of the UDC and generally are limited in size, location, and allowed when designed cohesively as a mixed use development.

Tract 2: 21.455 acres to MF-20

The southern tract (Tract 2) is proposed to be rezoned from the current Agriculture/Development Reserve (A) district to the Multi-Family 20 (MF-20) zoning district to allow the property to be developed into a multi-family development.

According to the Unified Development Code, the Multi-Family 20 (MF-20) district “...provides opportunities for medium to high density residential, including multi-family and mixed use developments with up to 20 units per acre. The district should be located adjacent to major thoroughfares, including major collectors and arterial streets, and used in commercial areas or as a buffer to more intense land uses. Incidental non-residential uses providing neighborhood services to the primary residential use may be considered with conditions.”

- Permitted residential land uses: Assisted Living, Condominium, Multi-Family, Nursing Home/Skilled Nursing, and Single Family Attached (3 or more units) Townhome.
- Permitted non-residential uses: Amenity Center, Government Facilities, Park or Playground, and Place of Worship.
- Conditional uses include: Single Family Detached, Bar/Tavern, Brewpub/Wine Bar, Day Care Facility, Dry Cleaning (minor), Farm/Ranch (orchard, vineyard, garden), Financial Institution, Health/Fitness

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Center, Massage Therapy, Museum/Art Gallery, Personal Services, Restaurant, Retail Sales and Services, and Utilities. *Conditions are described in Section 4.2.3 of the UDC and generally are limited in size, location, and allowed when designed cohesively as a mixed use development.

- Specific Use Permit is required for a Private or Parochial School and Wireless Telecommunication Facilities.

COMPREHENSIVE PLAN:

The Preferred Land Use Vision Plan identifies the area with “Medium to High-Density Residential” along both sides of W. Pflugerville Pkwy, generally west of the Cambridge Heights subdivision. “Parks and Open Space” is reflected through the nearby floodplain, while “Employment” is identified further south. “Low to Medium Density Residential” is provided through the existing single family developments along W. Pflugerville Pkwy and a “Neighborhood Center” is identified at Caldwell Elementary.



According to the plan, single or multi-family homes located in areas with densities between six and 15 units per acre are considered medium-density, while high-density residential includes the same type of homes in areas with densities greater than 15 units per acre. Medium-density residential neighborhoods should be located on collectors and major arterials, while high-density residential neighborhoods should be located on major arterials. Both are encouraged in areas within close proximity to community centers (large commercial centers with anchor retail) and transportation options. Below are several goals identified in the Comprehensive Plan which support the proposed request:

- Goal 1: The supply, location, and type of housing will be diverse in order to meet the projected needs of the community in 2030, create a balanced community, and ensure residents have housing options for all phases of their lives.
- Goal 2: Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, provide employment opportunities, and shopping districts while reducing infrastructure costs.
- Goal 8: Gateways will include a distinguishing set of features in order to provide a sense of place in individual neighborhoods and across Pflugerville, reinforce the community’s values and identify at the entrances to the community, and leave a positive first and last impression of the community for visitors.

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STAFF RECOMMENDATION:

The proposed rezoning to the Single Family Mixed Use (SF-MU) district will provide an opportunity to develop the northern tract (Tract 1) with a variety of single family residential product types that will provide a transition from the planned multi-family to the west and the traditional single family neighborhoods to the north and east. The amount of land included in the request exceeds 20 acres, which is allowed by the UDC, but will require multiple land uses to be constructed within the tract. As currently contemplated by the applicant, a mix of single family detached product types and a single family attached product are proposed in the northern tract. If the rezoning is approved, a medium density is anticipated, which is generally consistent with the condominium developments in the area and the Preferred Land Use Vision Plan.

The proposed rezoning to the Multi-Family 20 (MF-20) district for the southern tract (Tract 2) will provide the applicant with flexibility on multi-family product types, and will offer additional housing options to the community. The proposed land use is consistent with what is occurring to the west in Round Rock jurisdiction, and will provide a medium to high density development that transitions through the Branson condominium project to the east before reaching the Cambridge Heights single family neighborhood.

Located at the western gateway, the proximity of the property to existing community centers in Round Rock reinforces the location of the "Medium to High-Density Residential" as reflected in the Preferred Land Use Vision Plan, and associated goals for establishing a diversity of housing options on land that is quickly becoming considered infill. The proposed rezoning request to the SF-MU and MF-20 districts reflect the City of Pflugerville's changing character by offering an opportunity of housing to all facets of the community. The proposed request is in conformance with the Comprehensive Plan and Staff recommends approval.

NOTIFICATION:

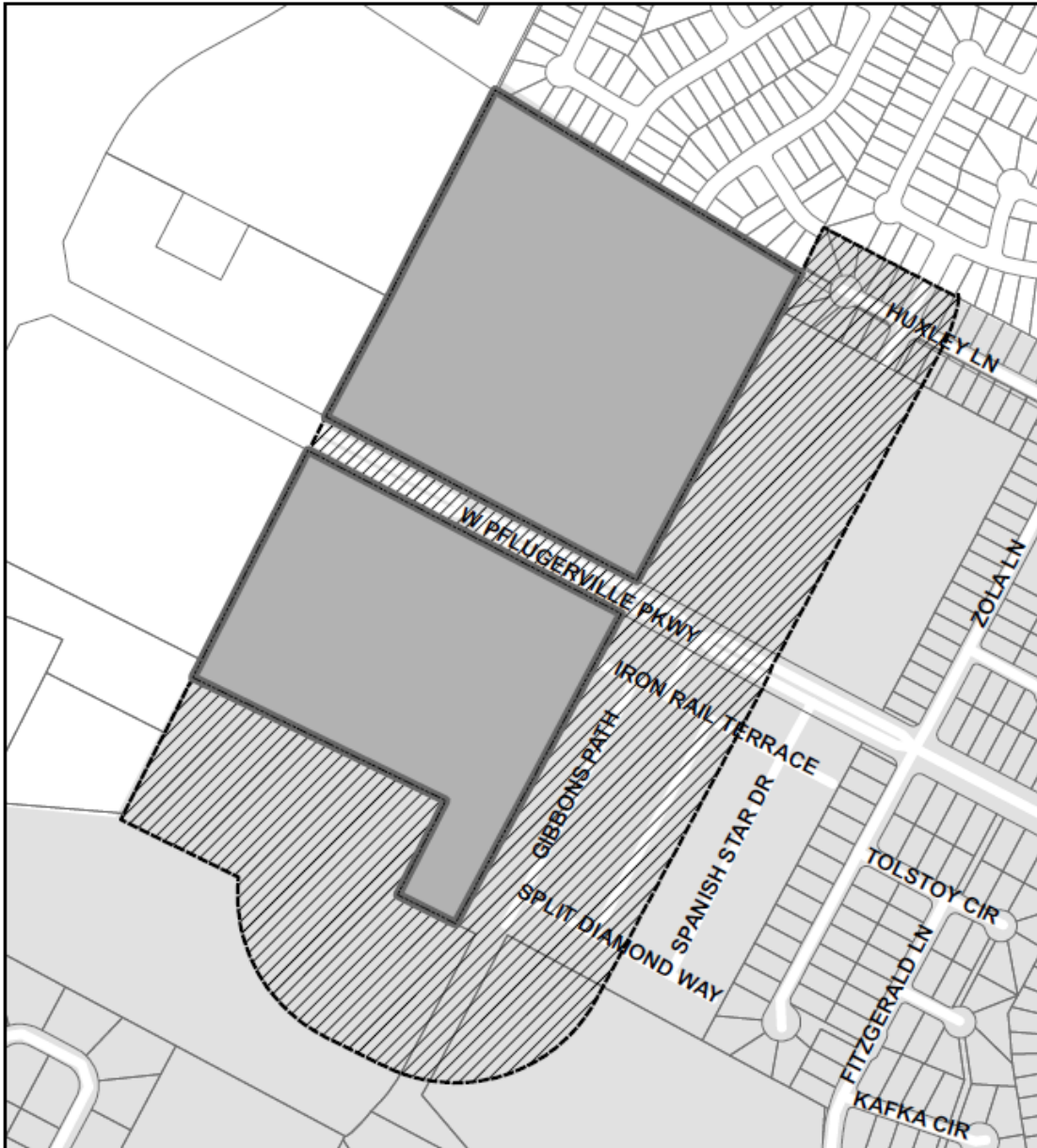
Newspaper notification was published, notification letters were mailed to property owners within 500 feet of the property, and signs were posted in accordance with the minimum notification requirements. Only one general inquiry was received regarding the proposed request, with questions about road extensions.

ATTACHMENTS:

- Notification map
- Zoning map
- Site photos
- Request

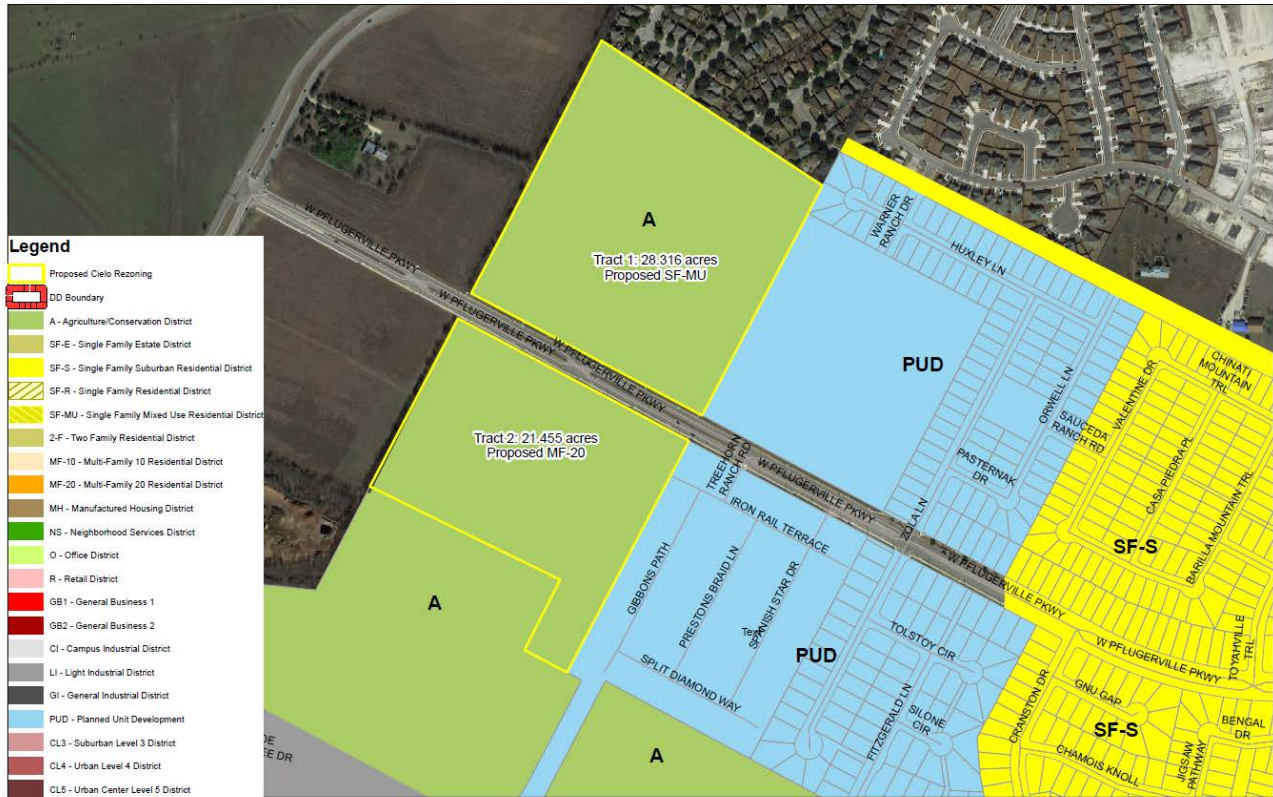
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NOTIFICATION MAP



<p>Celio Rezoning (A to MF-20/SF-MU)</p> <hr/> <p>Case Number: REZ1811-01</p> <hr/> <p>11/5/2018</p>	<p>Legend</p> <ul style="list-style-type: none"> Rezoning Notification Area ETJ City Limits <p>0 300 600 Feet</p> <div style="text-align: center;"> N </div> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p>	<p>Locator Map</p>
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ZONING MAP



SITE PHOTOS:



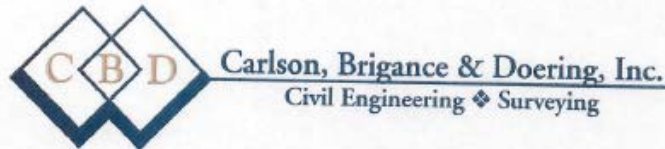
Tract 1: 28.316 acres

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Tract 2: 21.455 acres

APPLICANT REQUEST:



November 15, 2018

City of Pflugerville
Attn: Mr. Jeremy Frazzell, Case Manager
P.O. Box 589
Pflugerville, Texas 78691

**RE: Cielo Austin Development, LLC 49.771-Acre Tract
CBD Job # 4962**

Petition for Amendment of Existing Re-Zoning Application


Dear Mr. Frazzell,

On behalf of our client, Cielo Austin Development, LLC, Carlson, Brigance & Doering, Inc. respectfully submits this application for re-zoning of the property known as the Cielo Austin Ayer tract. The property is a total of 49.771 acres located on West Pflugerville Parkway approximately 1,000 feet east of the intersection with Greenlawn Boulevard. The overall property is divided into two tracts by West Pflugerville Parkway, 28.316 acres on the north side and 21.455 on the south side. The current application for re-zoning is for a PUD and this amendment request is to revise the application for zoning regulations as defined in the City of Pflugerville UDC for MF-20 on the south side and SF-MU on the north side. The proposed land uses in the SF-MU area would be single family detached condominium with both front and rear loading options as well as attached townhome along West Pflugerville Parkway.

After careful consideration and review of the current Comprehensive Land Use Plan map; both zoning districts in this amendment request comply with the intent of future planning for this area of the City as a Higher Density Residential land use district on the western boundary of the city limits. This higher density location is supported by a planned regional center located in the City of Round Rock at the intersection of W. Pflugerville Parkway and Greenlawn Boulevard. The higher residential density designation would provide a land use buffer from this regional center and also match the existing multi-family development currently under construction on the immediate western adjacent property.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this request.

Respectfully,
Carlson, Brigance & Doering, Inc.


Geoff Guerrero
Director of Planning

Attachments: Location and Zoning Maps / Field Notes

5501 W. William Cannon • Austin, Texas 78749 • Phone (512) 280-5160 • www.cbdeng.com



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SURVEY:

49.771 ACRES
SOCRATES DARLING SURVEY NUMBER 102, ABSTRACT NUMBER 232
TRAVIS COUNTY, TEXAS
BOUNDARY

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SOCRATES DARLING SURVEY NUMBER 102, ABSTRACT NUMBER 232, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THE REMAINDER OF A CALLED 68.794 ACRE TRACT OF LAND AND ALL OF A CALLED 21.456 ACRE TRACT OF LAND, BOTH CONVEYED TO MICHAEL W. AYER IN VOLUME 11868, PAGE 121 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), SAID 49.771 ACRE TRACT OF LAND AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEGINNING, at a capped ½" iron rod found, stamped "HALFF", being the westernmost corner of said Remainder of 68.794 acre tract, being also a southern corner of a called 16.00 acre tract of land conveyed to David Wilson Leppin, in Volume 7489, Page 534 of the Deed Records of Travis County, Texas (D.R.T.C.TX.), and being also a point on a northern right-of-way line of West Pflugerville Parkway (120' R.O.W.), for the westernmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundry line of said Remainder of 68.794 acre tract, said 16.00 acre tract, and a called 21.571 acre tract of land conveyed to Keith D. Lair and Lee Ann Bruneli in Document Number 2010099769 (O.P.R.T.C.TX.), (and Keith D. Lair transferred interest to KDL Meadow Crest Lp., in Document Number 2010099770, O.P.R.T.C.TX.), the following three (3) courses and distances, numbered 1 through 3,

1. N27°47'32"E, a distance of 359.74 feet to a calculated point, from which a ½" iron found bears S17°07'42"E, a distance of 1.51 feet,
2. N27°04'28"E, a distance of 241.10 feet to a ½" iron rod found, and
3. N27°16'18"E, a distance of 552.40 feet to a ½" iron rod found, being the northernmost corner of said Remainder of 68.794 acre tract, being also a point on an eastern boundary line of said 21.571 acre tract, and being also the westernmost corner of Remington Heights, Phase 2, Section A, a subdivision recorded in Cabinet P, Slide 258 of the Plat Records of Williamson County, Texas (P.R.W.C.TX.), for the northernmost corner of the herein described tract,

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49.771 ACRES
SOCRATES DARLING SURVEY NUMBER 102, ABSTRACT NUMBER 232
TRAVIS COUNTY, TEXAS
BOUNDARY

THENCE, with the common boundary line of said Remainder of 68.794 acre tract, said Remington Heights, Phase 2, Section A, and Remington Heights, Phase 2, Section B, a subdivision recorded in Cabinet O, Slide 392 (P.R.W.C.TX.), S58°36'18"E, a distance of 1,109.40 feet to a ½" iron rod found in concrete, being the easternmost corner of said Remainder of 68.794 acre tract, being also the southernmost corner of said Remington Heights, Phase 2, Section B, and being also a point on a western boundary line of Meadows at Cambridge Heights, Phase 1, a subdivision recorded in Document Number 2002000630 of the Plat Records of Travis County, Texas (P.R.T.C.TX.), for the easternmost corner of the herein described tract,

THENCE, with the common boundary line of said Remainder of 68.794 acre tract, said Meadows at Cambridge Heights, Phase 1, and a called 19.111 acre tract of land conveyed to KB Home Lone Star, Inc., in Document Number 2016063754 (O.P.R.T.C.TX.), S27°46'48"W, a distance of 1,085.21 feet to a capped ½" iron rod found stamped "Pape Dawson", being the southernmost corner of said Remainder of 68.794 acre tract, being also the westernmost corner of said 19.111 acre tract, and being also a point on a northern right-of-way line of said West Pflugerville Parkway, for the southernmost corner of the herein described tract,

THENCE, with the common boundary line of said Remainder of 68.794 acre tract and said West Pflugerville Parkway, N62°07'05"W, a distance of 1,099.40 feet to the **POINT OF BEGINNING** and containing 28.316 acres of land.

TRACT 2

BEGINNING at a ½" iron rod found in concrete, being the northernmost corner of said 21.456 acre tract, being also the easternmost corner of a called 3.332 acre tract of land conveyed to Hollybrook Ranch, LLC., in Document Number 2016020845 (O.P.R.T.C.TX.), and being also a point on a southern right-of-way line of said West Pflugerville Parkway, for the northernmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said 21.456 acre tract and said West Pflugerville Parkway, S62°07'05"E, a distance of 1,099.11 feet to a ½" iron rod found, being the easternmost corner of said 21.456 acre tract, being also a point on a southern right-of-way line of said West Pflugerville Parkway, and being also the northernmost corner of a called 22.711 acre tract of land conveyed to KB Home Lone Star, Inc., in Document Number 2016063754 (O.P.R.T.C.TX.), for the easternmost corner of the herein described tract,

49.771 ACRES
SOCRATES DARLING SURVEY NUMBER 102, ABSTRACT NUMBER 232
TRAVIS COUNTY, TEXAS
BOUNDARY

THENCE, with the common boundary line of said 21.456 acre tract and said 22.711 acre tract, S27°45'35"W, a distance of 1,101.07 feet to a capped ½" iron rod found stamped "Pape Dawson", being the southernmost corner of said 21.456 acre tract, being also the westernmost corner of said 22.711 acre tract, and being also a point on northern boundary line of a called 32.537 acre tract of land conveyed to the City of Austin, in Volume 10570, Page 764 (R.P.R.T.C.TX.), for the southernmost corner of the herein described tract,

THENCE, with the common boundary line of said 21.456 acre tract and said 32.537 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. N62°16'28"W, a distance of 215.16 feet to a ¾" iron rod found,
2. N27°47'55"E, a distance of 320.16 feet to ¾" iron rod found, and
3. N63°11'55"W, a distance of 882.90 feet to a calculated point, being the westernmost corner of said 21.546 acre tract, being also the northernmost corner of said 32.357 acre tract, and being also a point on an eastern boundary line of a called 2.0381 acre tract of land conveyed to Hollybrook Ranch, LLC., in Document Number 2015043271 (O.P.R.T.C.TX.), for the westernmost corner of the herein described tract, from which a ¾" iron rod found bears S52°47'12"E, a distance of 0.63 feet,

THENCE, with the common boundary line of said 21.456 acre tract, said 2.0381 acre tract, and said 3.322 acre tract, N27°39'36"E, at a passing distance of 46.48 feet to a ½" iron rod found, and in total distance of 798.16 feet to the **POINT OF BEGINNING** and containing 21.455 acres of land.

TRACT 1 = 28.316 ACRES
TRACT 2 = 21.455 ACRES
TOTAL = 49.771 ACRES

Surveyed by:


DOUGLAS R. RUMMEL, JR., R.P.L.S. NO. 5780
Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
dougjr@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

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