

Planning & Zoning:	4/6/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	4/14/2015	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1410-02	Phone:	512-990-6300

SUBJECT: Conduct a public hearing and consider an application to rezone approximately 19.76 acres out of the Edward Flints Survey No. 11, Abstract No. 11 and 277, locally addressed as 4109 Kelly Lane, from Agriculture/Conservation (A) to Retail (R) district; to be known as the Holy Word Church Rezoning. (REZ1501-01)

LOCATION: The property is located generally along the south side of Kelly Lane, between Weiss Ln and Hidden Lake Dr.

REQUEST: Rezone the 19.76 acres from Agriculture/Conservation (A) to Retail (R).

SITE ANALYSIS:

The proposed site is located at the Pflugerville city limit and consists of a 19.76-acre tract of generally unimproved land. A single-family home located near the south portion of the property was recently removed when it was removed due to flooding. Remaining minor improvements consist of an asphalt driveway apron with access off of Kelly Ln, perimeter fencing, and an internal gravel drive. Overhead utility lines cross the northern extent of the property in a general east to west direction. The southern portion of the property contains a tributary of Wilbarger Creek and associated FEMA flood-plain. The southern portion of the property is densely vegetated with trees and shrubs.

ZONING and LAND USE:

The subject property as well as the properties to the east and west were annexed into the City of Pflugerville in 2004 (ORD No. 744-04-03-23) and subsequently zoned to the current Agriculture/Conservation (A) zoning district. The property to the west is a single family home with an electrician home based occupation and to the east is the Seventh Day Adventist church. Properties to the north and south are a part of the Avalon and Village of Hidden Lakes single family developments which are located outside the city limits, but governed through comprehensive development agreements.

TRAFFIC IMPACT:

East of Falcon Pointe Blvd, Kelly Ln is a two-lane, arterial level road with roadside swales on both sides. Eventually Kelly Ln will be widened to a four-lane urban section, however there is not an anticipated timeline for the expansion to date. If the proposed rezoning is approved, and as further development does occur along Kelly Ln, an increase in traffic can be anticipated.

DRAINAGE:

Drainage will be analyzed as development is proposed. The southern portion of the subject property is within a Special Flood Hazard Area.

COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan currently identifies the area as low to medium density residential. While not currently depicted on the land use plan, a neighborhood center within close proximity of the two Kelly Ln arterial intersections may provide immediate services to the neighborhoods and continues the center concept provided in the Comprehensive Plan.

STAFF RECOMMENDATION:

Properties located along the south side of Kelly Ln generally between Vilamoura St and Weiss Ln are generally large in acreage and lot depth, but many also have significant amount of floodplain, including the subject property. Located along an arterial roadway and within close proximity of the Avalon, Villages of Hidden Lake, Reserve at West Creek, Verona, and Sorento single-family developments, properties within this area are beginning to receive development pressure for non-residential development. Recent amendments to the Unified Development Code allow the proposed Retail zoning district to retain the low to medium density residential uses through a condominium or townhome development, while also offering opportunities for non-residential development that serves the immediate neighborhoods.

The rezoning request is proposed by the Holy Word Church, which has proposed the Retail zoning district to address long term opportunities and to address site development for a future church. The original request was for the General Business 1 (GB1) district, however through further conversations with Staff, the applicant amended the request to the Retail zoning district. Staff recommends approval of the proposed request.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission conducted a public hearing on April 6, 2015 and unanimously recommended approval of the rezoning to the Retail zoning district.

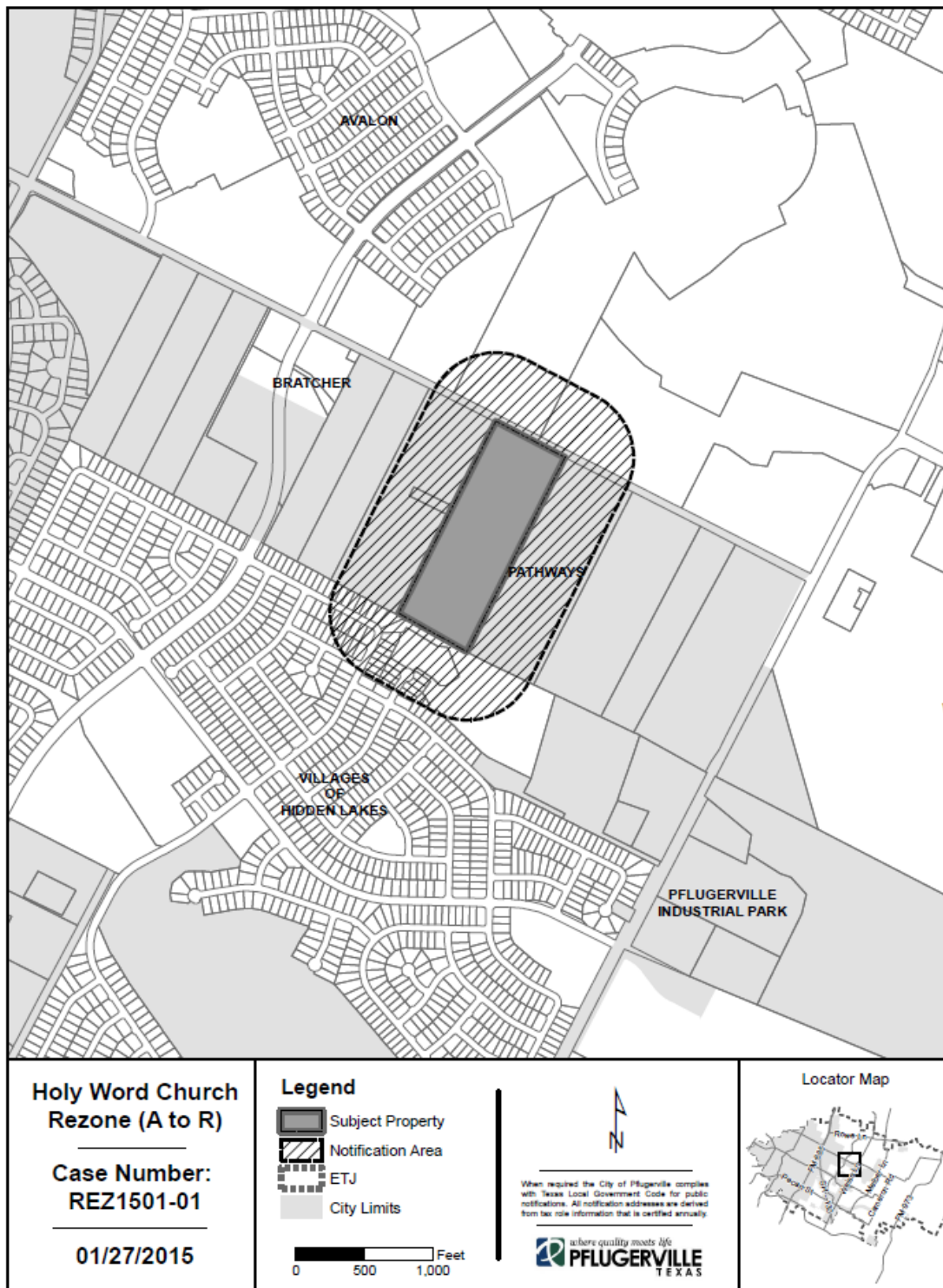
NOTIFICATION:

Newspaper Notification was published on March 25, 2015 and notification letters were mailed to property owners within 500 feet of the property, and signs were posted on the property. The Pflugerville Independent School District (PISD) was notified via email. No inquiries were received regarding the proposed request at the time of this report.

ATTACHMENTS:

- Notification Map
- Applicant Request

NOTIFICATION MAP



APPLICANT REQUEST:



www.mwmdesigngroup.com

February 9, 2015
January 20, 2015 (original)

City of Pflugerville
Planning Department
P.O. Box 589
Pflugerville, TX 78691

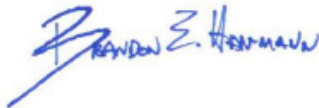
RE: Zoning Application
Holy Word Lutheran Church Pflugerville
4109 Kelly Lane
Pflugerville, TX 78753

Dear Members of City Council and the Zoning and Planning Commission,

Please let this serve as a formal request to amend the application submitted on January 20, 2015. After further discussion with city staff, it was determined that a zoning classification of "R" (Retail) is more conducive for the proposed base and accessory uses, in addition to, adjacent uses. Therefore, please accept this request to revise the application for a proposed zoning classification of "R".

Please do not hesitate to contact me with any questions and/or comments you may have.

Sincerely,



Brandon Hammann, P.E., CPESC, LEED AP
Land Development Lead

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734



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January 20, 2015

City of Pflugerville
Planning Department
P.O. Box 589
Pflugerville, TX 78691

RE: Zoning Application
Holy Word Lutheran Church Pflugerville
4109 Kelly Lane
Pflugerville, TX 78753

Dear Members of City Council and the Zoning and Planning Commission,

As an agent to Holy Word Lutheran Church, please accept this application for review and consideration to rezone the 19.96-acre tract located at 4109 Kelly Lane, from a zoning classification of "A" (Agricultural) to "GB1" (General Business 1).

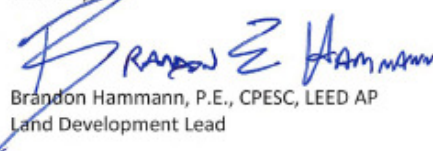
As the Owner, Holy Word Lutheran Church intends to develop the tract in the near future. At this time, the initial phase of the conceptual plan entails constructing an approximate 20,000 square foot, single-story, multi-purpose building, surface parking for 90 vehicles, a playground, and landscaping. Anticipated uses within the building are: gymnasium, administrative, service core, and classrooms (Pre-K and Kindergarten). Future phases could potentially consist of: classroom additions (Pre-K through 8th Grade), athletic fields, sanctuary, and additional surface parking.

Although a church is permitted under the current zoning classification for the tract, we desire to rezone the property to a zoning classification which enables greater flexibility for future development. Based on permissible uses and development standards, it appears GB1 zoning is appropriate for the proposed use at this tract.

A Preliminary Plan for the property was approved in the past; however, it has since expired. The Owner intends to proceed with re-filing the Preliminary Plan in an effort to plat the property, and ultimately secure the necessary permits for development.

Please do not hesitate to me or with any questions and/or comments you may have.

Sincerely,



Brandon Hammann, P.E., CPESC, LEED AP
Land Development Lead

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SURVEY:

