

STAFF REPORT

Planning & Zoning:	11/2/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	11/10/2015	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1510-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 87.991 acres from Agriculture/Conservation (A) to Single Family Residential (SF-R); and 2.49 acres from Agriculture/Conservation (A) to Neighborhood Services (NS) district; both out of the James P. Kempe Survey No. 12, located generally southeast of the Weiss Ln and Cele Rd intersection, all to be known as the Verona Subdivision Rezoning. (REZ1510-01)

LOCATION: The Verona subdivision is located generally between Weiss Lane and Melber Lane, along the south side of Cele Road, just east of the Reserve at West Creek subdivision.

BACKGROUND: Prior to annexation, the owner of the property entered into a development agreement with the City to establish a single family residential subdivision formerly known as New Cele Subdivision. The development agreement included a conceptual plan illustrating the intended layout of the subdivision, along with written parameters for how the property was to be developed. In 2007, the property was sold and a first amendment to the development agreement was approved to establish a revised single family development called Creekside Park. Within the amendment, annexation procedures were discussed including a statement that appropriate zoning would be applied to allow for the proposed uses.

Following annexation in 2007, the Agriculture/Conservation (A) zoning district was applied to the entire property as a holding district. In conformance with the conceptual layout and provisions of the development agreement, a preliminary plan was approved in 2007. The Creekside Park preliminary plan became expired due to inactivity and later LCRA acquired the eastern portion of the property for electric transmission lines, requiring the owner to slightly adjust the layout of the subdivision. The revision and renaming of the subdivision to "Verona" was approved in 2014, and phase one is currently under construction.

REQUEST: The proposed rezoning is a city initiated rezoning request associated with the development agreement for the Verona subdivision. The request is to rezone the single family portion of the development from Agriculture/Conservation to the Single Family Residential (SF-R) district and a non-residential lot within the development to the Neighborhood Services (NS) district.

With the recent Unified Development Code (UDC) changes, the Single Family Residential (SF-R) district was established. According to the UDC, the SF-R 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. As an example, a development with greater than 50 acres may have lots with a minimum lot width of 50 feet and minimum lot area of 6,250 square feet provided that a minimum of 25% of the total lots within the overall preliminary plan have a minimum 7,500 sq. ft. lot area, and a minimum of 10% of the lots within the overall preliminary plan have a minimum 9,000 sq. ft. lot area.

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According to the approved preliminary plan, Verona generally meets the required percentage of lots with a total of 324 residential lots, of which 21% have a greater than 9,000 sq. ft. lot area, and 26% have a lot area greater than 7,500 but less than 9,000 square feet.

At the front of the subdivision, an approximate 2.49-acre tract of land is planned to have a non-residential land use as described in the development agreement, and reflected on the conceptual plan and preliminary plan. Given the proximity to the residential lots, and major thoroughfares, the Neighborhood Services (NS) zoning district will allow for limited retail servicing the residents within the development.

According to the Unified Development Code (UDC), the Neighborhood Services (NS) district is 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.

SITE ANALYSIS:

The Verona subdivision consists of 148.30 acres of former agricultural land, located along the south side of Cele Rd, east of the Reserve at West Creek subdivision. A natural drainage swale containing the 100 year floodplain crosses the property in a general northwest to southeast direction, and will be dedicated as public parkland as the property is platted. LCRA overhead utility lines run generally parallel with the east property line.

ZONING and LAND USE:

The subject property was annexed into the City of Pflugerville in 2007 (ORD No. 885-07-05-15) in accordance with the development agreement. Upon annexation, the land was subsequently zoned to the current Agriculture/Conservation (A) zoning district. The property to the west and north are outside of the City limits, but within the City's ETJ. To the south is Cele Rd., followed by a tract with a portion of the property located within the City limits (zoned Agriculture/Conservation) and a portion within the ETJ.

TRAFFIC IMPACT:

Cele Rd. is a two-lane, rural roadway with roadside ditches, located within Travis County. A TIA was approved with the preliminary plan, however being located within Travis County, regulatory authority over required improvements to the road is with the County. With exception of right of way dedication for future improvements, no further improvements are required to Cele Rd. at this time.

DRAINAGE:

The tract currently contains an area with floodplain along the western property boundary and a detention pond in the northeastern portion of the development. Drainage has been analyzed and approved with the preliminary plan and construction plans.

COMPREHENSIVE PLAN:

The Pflugerville 2030 Plan established a preferred land use vision plan which included a blend of two different scenarios that focused attention on destination retail along SH 130 and SH 45, major transportation networks, and the placement of centers at the intersections of major thoroughfares. The

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Future Land Use Plan identifies the majority of the area encompassing the Verona development with parks and open space, and low to medium density residential. A neighborhood center is identified within close proximity of the proposed non-residential tract, identifying non-residential uses in the area providing service to one or more neighborhoods is appropriate.

STAFF RECOMMENDATION:

The purpose of the Single Family Residential (SF-R) zoning district is to allow an opportunity for neighborhoods to be developed with varying lot sizes without having to pursue a Planned Unit Development (PUD), development agreement, or multiple zoning districts. The Neighborhood Services (NS) zoning district allows for light commercial uses that can provide services to the immediate neighborhood. The proposed rezoning is intended to apply appropriate zoning to an existing development, to alleviate potential non-conformities and ensure the planned land uses are consistent with what was approved with the conceptual plan and development agreement.

Through the proposed rezoning, the parks and open space area will remain zoned Agriculture/Conservation. The acreage encompassing the single family lots will be rezoned to the Single Family Residential district which accommodates the lot sizes that were planned within the development agreement. The Neighborhood Services zoning district will allow for a limited amount of non-residential development, while maintaining sensitivity to the adjacent single family uses. The proposed request is generally consistent with the future expectations identified in the preferred vision plan, existing agreements, and Staff recommends approval.

NOTIFICATION:

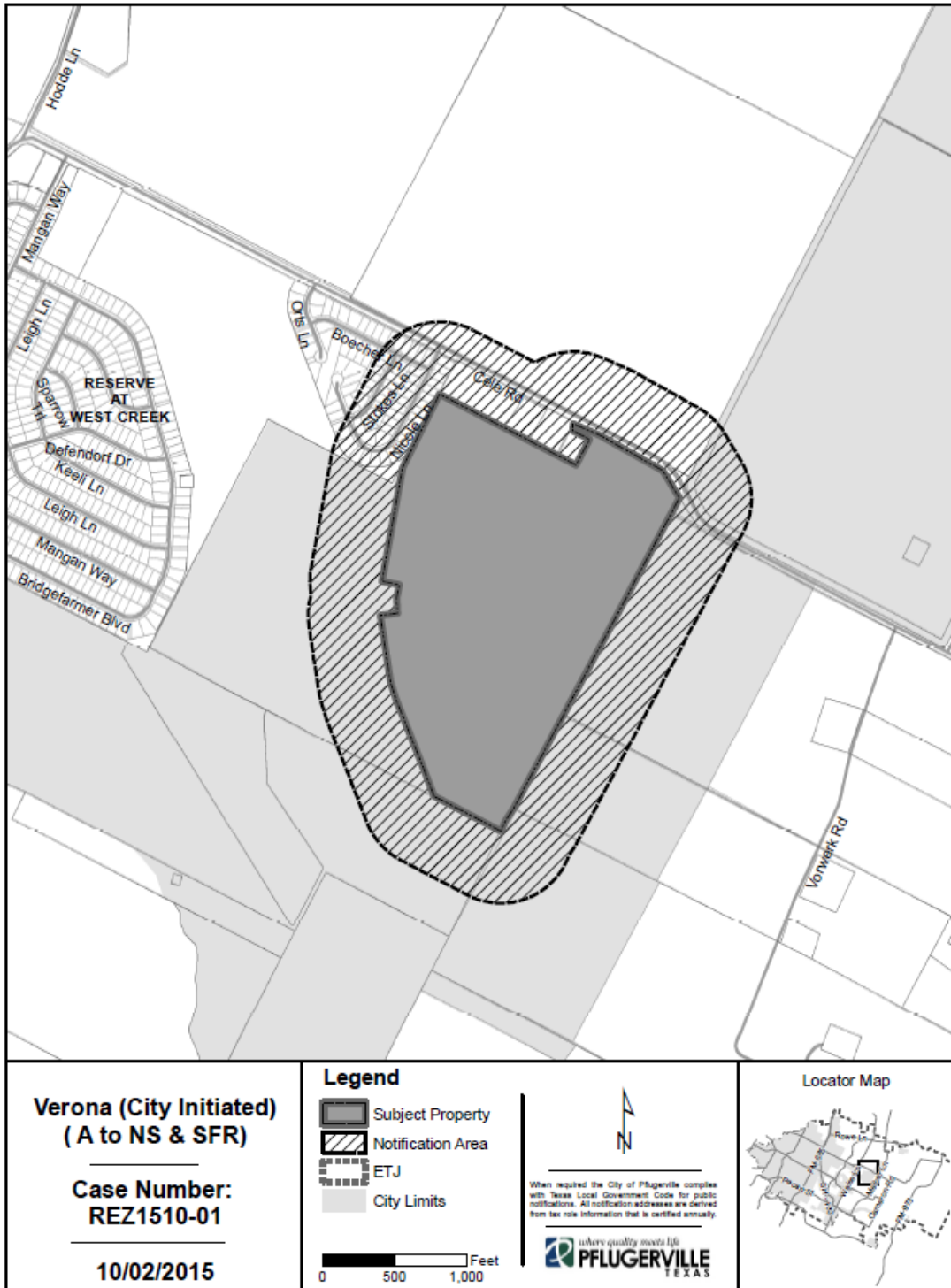
Newspaper Notification was published, notification letters were mailed to property owners within 500 feet, and signs were posted on the property. No inquiries were received regarding the proposed request at time of staff report creation.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Site Aerial
- Survey

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NOTIFICATION MAP:



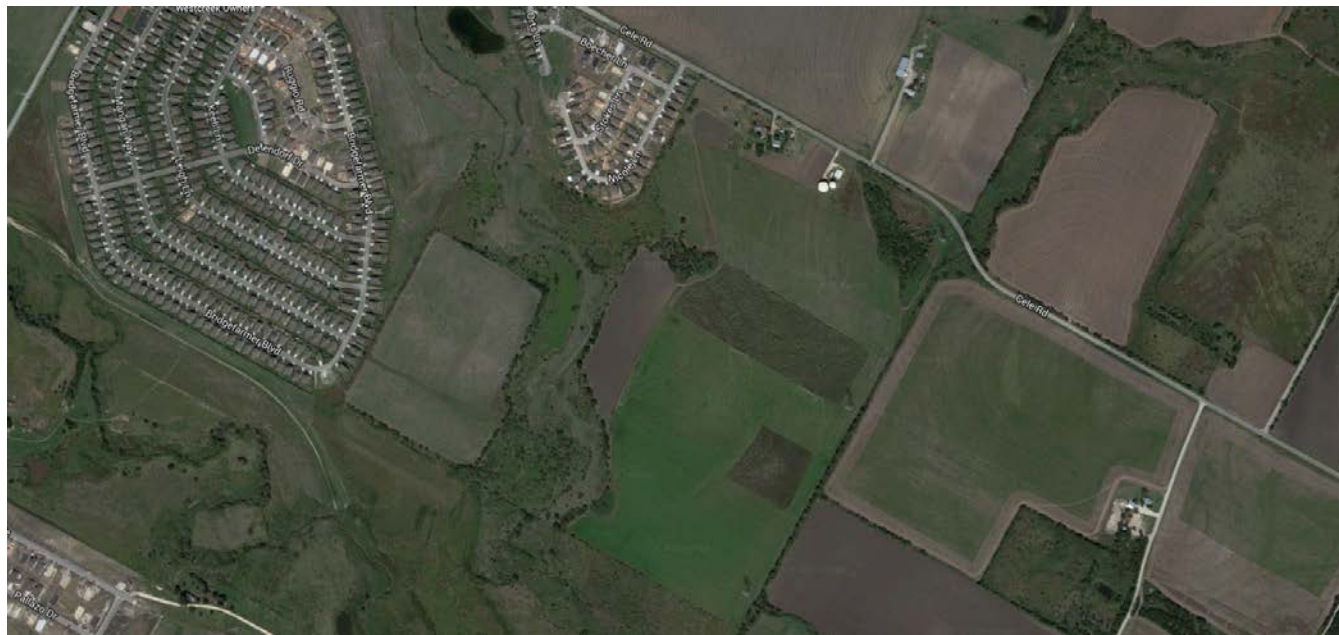
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ZONING MAP:

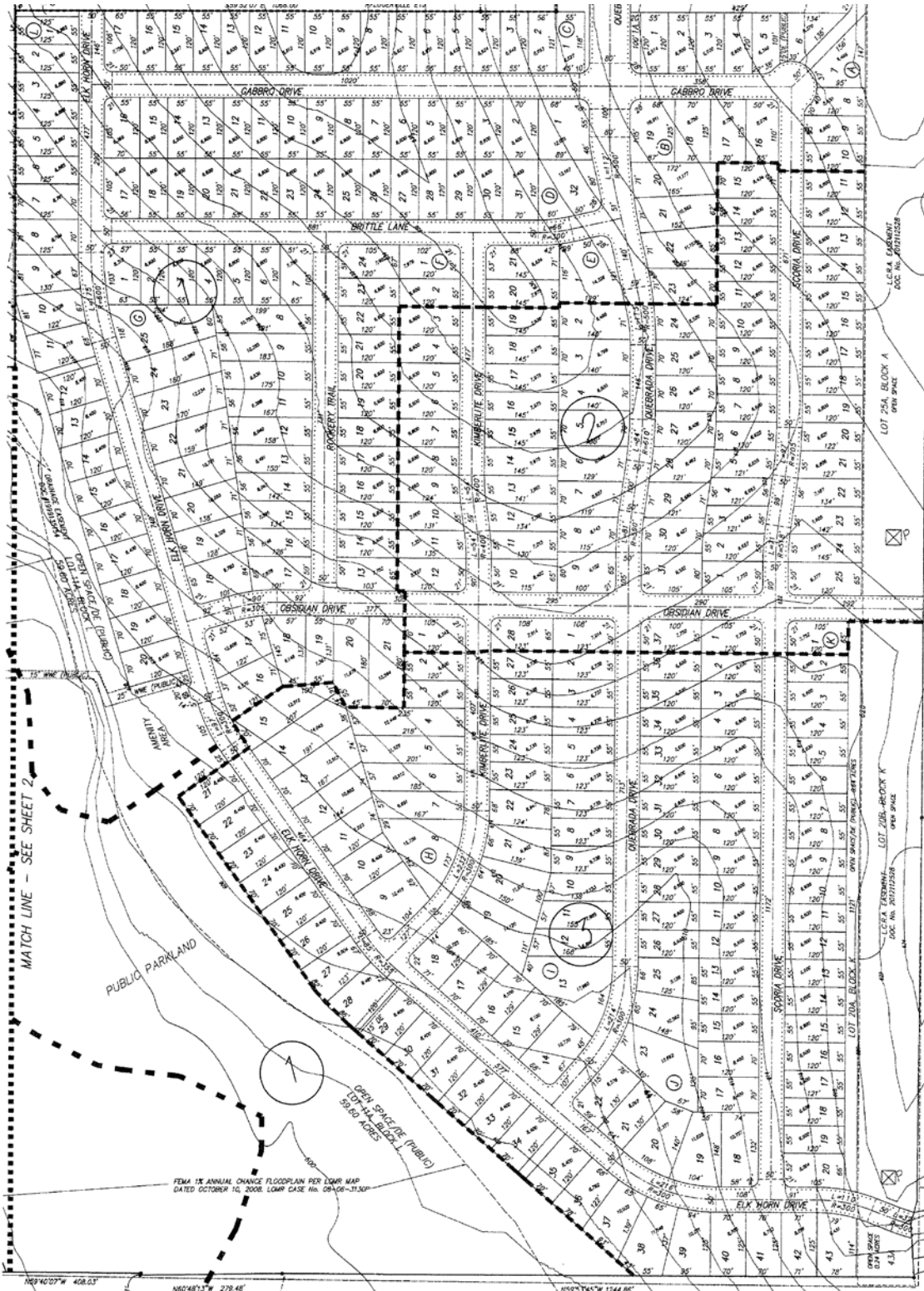


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SITE AERIAL:



SURVEY: Verona Subdivision 87.991 acre tract



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SURVEY: Verona Subdivision 2.49 acre tract

