

Planning & Zoning: 1/8/2018
City Council: 1/23/2018
Case No.: REZ1712-02

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SUBJECT: To receive public comment and consider an application to rezone approximately 19.851 acres out of the Elnathan-Beebee Survey No. 03 Abstract No. 53, from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) district; To be known as Black Locust Townhomes.

LOCATION: The property is located between E. Pflugerville Pkwy and Black Locust Drive, generally west of the Kingdom Hall of Jehovah’s witness property and is north of Black Locust and east of Heatherwilde Blvd.

SITE ANALYSIS:

The proposed site includes two un-platted tracts totaling 21.035 acres. The tracts consist of unimproved agricultural land. Property includes direct access to both Black Locust Drive and E. Pflugerville Parkway. East of the property is the Kuempel Storage facility, and to the west includes unimproved agriculture land and the Hill Country Bible Church. North of the property is the Highland Park residential neighborhood and to the south are tracts of unimproved agriculture land and the Kingdom Hall of Jehovah’s Witnesses place of worship.



Yellow: Agriculture (A) to Single Family-Mixed Use (SF-MU) district: 19.851 acres
Green: Agriculture (A) district, ~ 1.184 acres

ZONING and LAND USE:

In 1999, the subject property was annexed into the city (ORD No. 549-99-06-08) and zoned as Agriculture/Conservation (A) zoning district. The property has an agricultural land use.

Adjacent Properties	Base Zoning District	Existing Land Use
North	Highland Park a single family neighborhood Agriculture/Conservation (A)	Residential dwellings Unimproved agricultural land, Property includes Residential property with outside storage, and St. Paul’s Episcopal Church along with a single family dwelling.
South	Agriculture/Conservation (A) Retail zoning (R)	Unimproved agricultural land Kingdom Hall of Jehovah’s
East	Agriculture/Conservation (A) Light Industrial (LI)	Unimproved Agricultural land, Single family dwelling, Outbuildings. Kuempel Storage Tract,
West	Retail (R) Agriculture/Conservation (A) General Business 1 (GB1)	Hill County Bible Church Unimproved Agricultural land with the inclusion of an improved field. Unimproved agricultural land

Single Family Mixed Use (SF-MU) Zoning District:

According to the Unified Development Code, the Single Family Mixed-Use (SF-MU) 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 Mixed-Use Permitted residential uses within the district include: Condominium; Single Family Attached (3 or more units) Townhome; Single Family Detached.

Single Family Mixed-Use Permitted non-residential uses within the district include: Government Facilities, (School: Public); Park or Playground; Place of Worship.

Single Family Mixed-Use Conditional uses include: Accessory Dwelling Unit; Live Work Unit; Amenity Center; Brewpub/Wine Bar; Day Care Facility; Dry Cleaning Minor; Farm, Ranch, Garden, Orchard or Vineyard; Financial Institution; Health/Fitness Center; Massage Therapy, Licensed; Museum/ Art Gallery; Personal Services; Restaurant; Retail Sales and Services; Utilities.

Single Family Mixed-Use Specific Use Permitted uses: Golf Course and/ or Country Club; School: Private or Parochial.

COMPREHENSIVE PLAN:

The Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map) designates the subject site for “Low to Medium-Density” residential. The Comprehensive Plan describes Low to Medium Density as .5 to 15 units per acre. Acceptable housing options may include single-family development such as condominiums, single family attached (3 or more units) townhomes and single-family detached products. The Subject site is within a neighborhood center designated by the Preferred Land Use Vision Plan. Neighborhood centers are designed to provide a mix of two or more-nonresidential uses that are all within a walkable distance for the surrounding neighborhood. Goal 2 Policy 2.1 of the Comprehensive Plan states: Establish neighborhood centers that have complementary and integrated residential and commercial uses and amenities. The Black Locust Townhomes rezoning development helps provide residents of the proposed site provisions including schools, place of worship, libraries, retail goods and services within the immediate vicinity.

STAFF RECOMMENDATION:

The property owner has proposed to rezone a total of 19.851 acres of property from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) district. While leaving a remainder of 1.184 acres to stay as Agriculture/Conservation (A) to be used as detention and access for the subject site. Currently, the subject site consists of unoccupied unimproved agricultural land allowing for an infill opportunity. Rezoning the subject site to the Single Family Mixed Use (SF-MU) district permits a multitude of residential uses such as; single family attached/detached and condominiums, single family attached (3 or more units) townhomes and single-family detached products. The proposed rezoning helps to improve the development of the Neighborhood Center providing an integration of residential and commercial uses within a walkable distance.

The Black Locust Townhomes rezoning proposal to Single Family Mixed Use (SF-MU) district from Agriculture/Conservation (A) district is found compatible with adjacent land uses and appropriate development as Low-Medium residential as per the Comprehensive Plan; therefore, staff recommends approval of the proposed zoning.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 8, 2018 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

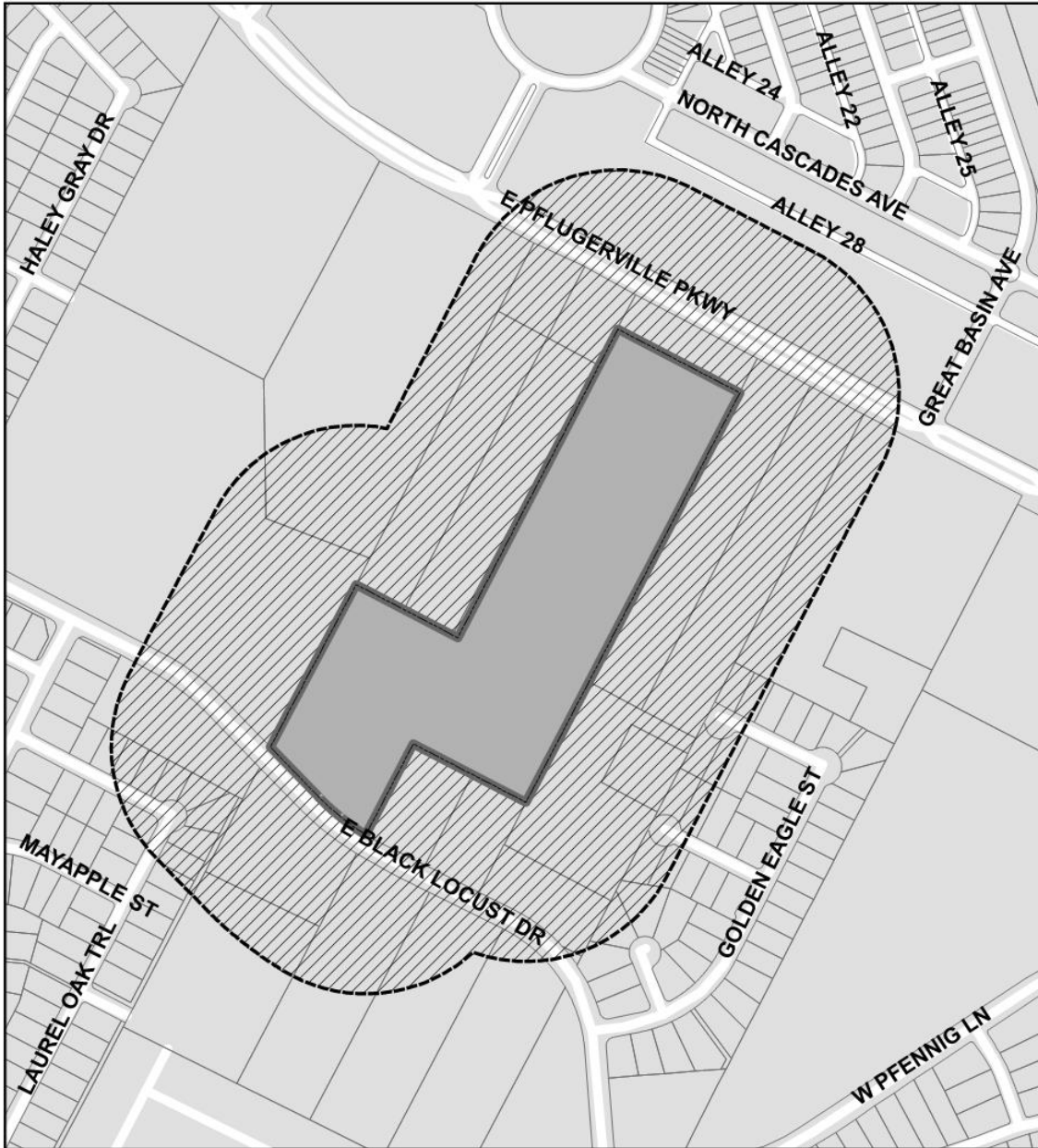
NOTIFICATION:

Newspaper notification was published and notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property, all in accordance with the minimum notification requirements. No inquiries were received regarding the proposed request at the time of this report.

ATTACHMENTS:

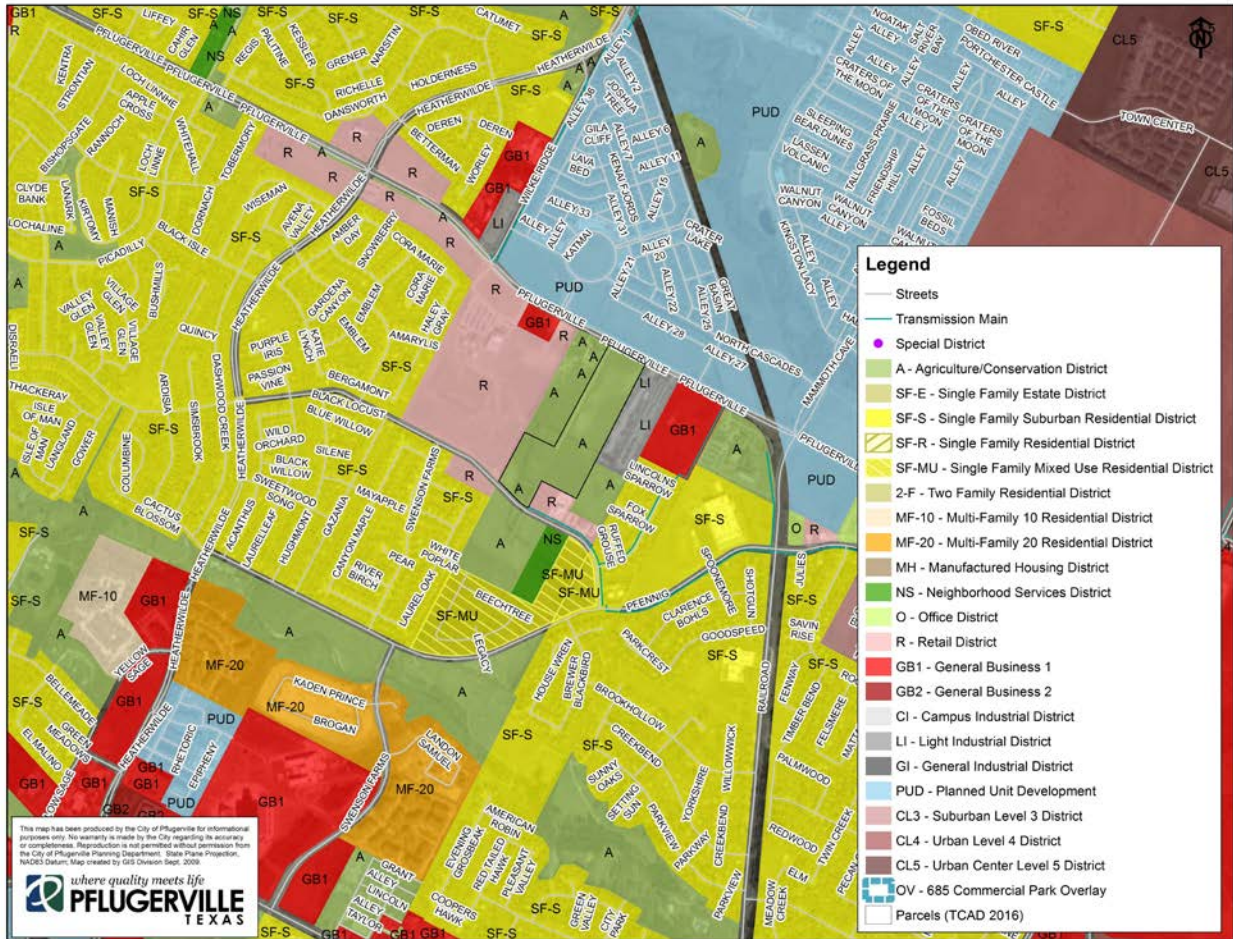
- Notification Map
- Zoning Map
- Rezoning Survey
- Site Pictures
- Applicant Request (See attachment)

NOTIFICATION MAP



<p>Black Locust Townhomes (A to SF-MU)</p> <hr/> <p>Case Number: REZ1712-02</p> <hr/> <p>12/04/2017</p>	<p>Legend</p> <ul style="list-style-type: none"> Rezoning Notification Area ETJ City Limits <p>0 300 600 Feet</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">↑</p> <hr/> <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 style="text-align: center;"> PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p>
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ZONING MAP:



SITE PICTURES:



Subject property off of Black Locust Drive East, unimproved agricultural land



Subject property off of Black Locust Drive East, image of the Cell Tower adjacent to site.



Subject property off of E Pflugerville Parkway, unimproved agricultural land.