

Planning & Zoning:	9/16/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	9/24/2013	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1307-02	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 1-acre tract of land out of the Alexander Walters Survey in Pflugerville, TX, located generally southwest of the E. Pfluger St. terminus from Retail (R) to Single Family Suburban (SF-S); to be known as the Lisso Tract at E. Pfluger St. Rezoning.

LOCATION:

The property is located generally south of Pecan Street, southwest of where E. Pfluger St. terminates.

PROPOSAL:

The current owner intends to combine the two tracts of land located between E. Pfluger St. and the MoKan ROW in order to sell the property to a future homeowner. While the northern tract is currently zoned Single Family Suburban and part of the Central Business District Overlay, the subject tract (southern 1-acre) is zoned Retail, which does not allow for a single family residential land use. The applicant is requesting the rezoning so that the property can be combined in the future and a new single family home can be constructed on the property.

BACKGROUND:

The subject property was annexed into the City in 1999 (ORD No. 550-99-06-08) and subsequently zoned to Agricultural Open Space (A-O). Following annexation, a City initiated rezoning of the newly annexed land occurred (ORD No. 566-99-11-09) and included the subject tract. At the request of the neighboring Creekside neighborhood, the Transitional Business (TB) zoning district was applied to all property within 200-ft of the MoKan ROW, to provide a buffer to the Creekside residential subdivision. In 2004, the Central Business District was established, which included the adjacent tract to the north, but did not include the subject property. Further discussions are anticipated regarding the boundary of the Central Business District, and the overlay may be adjusted in this area in the future. In 2007, the Transitional Business (TB) zoning district nomenclature was amended to the existing Retail (R) zoning district.

ZONING and LAND USE:

Surrounding zoning and land uses are summarized in the table below:

Adjacent	Zoning District	Existing Land Use
North	Single Family Residential (SF-S) and Central Business District Overlay (CBD)	Undeveloped
South	Retail (R)	Undeveloped
East	Retail (R), General Business 1 (GB1)	Undeveloped
West	Single Family Residential (SF-S)	Residential

COMPREHENSIVE PLAN:

The Preferred Land Use Vision Plan identifies the area as low to medium density residential, and the proposed zoning is consistent with the land use plan.

STAFF RECOMMENDATION:

The subject tract is proposed to be combined with the adjacent tract to the north in order to accommodate for a new single family dwelling. Without rezoning the subject tract to the Single Family Suburban (SF-S) zoning district, the proposed residence will be limited to the northern tract since a single family dwelling is not permitted in the Retail zoning district. The proposed request is consistent with the Comprehensive Plan and staff recommends approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On September 16, 2013, the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed rezoning with a vote of 6-0.

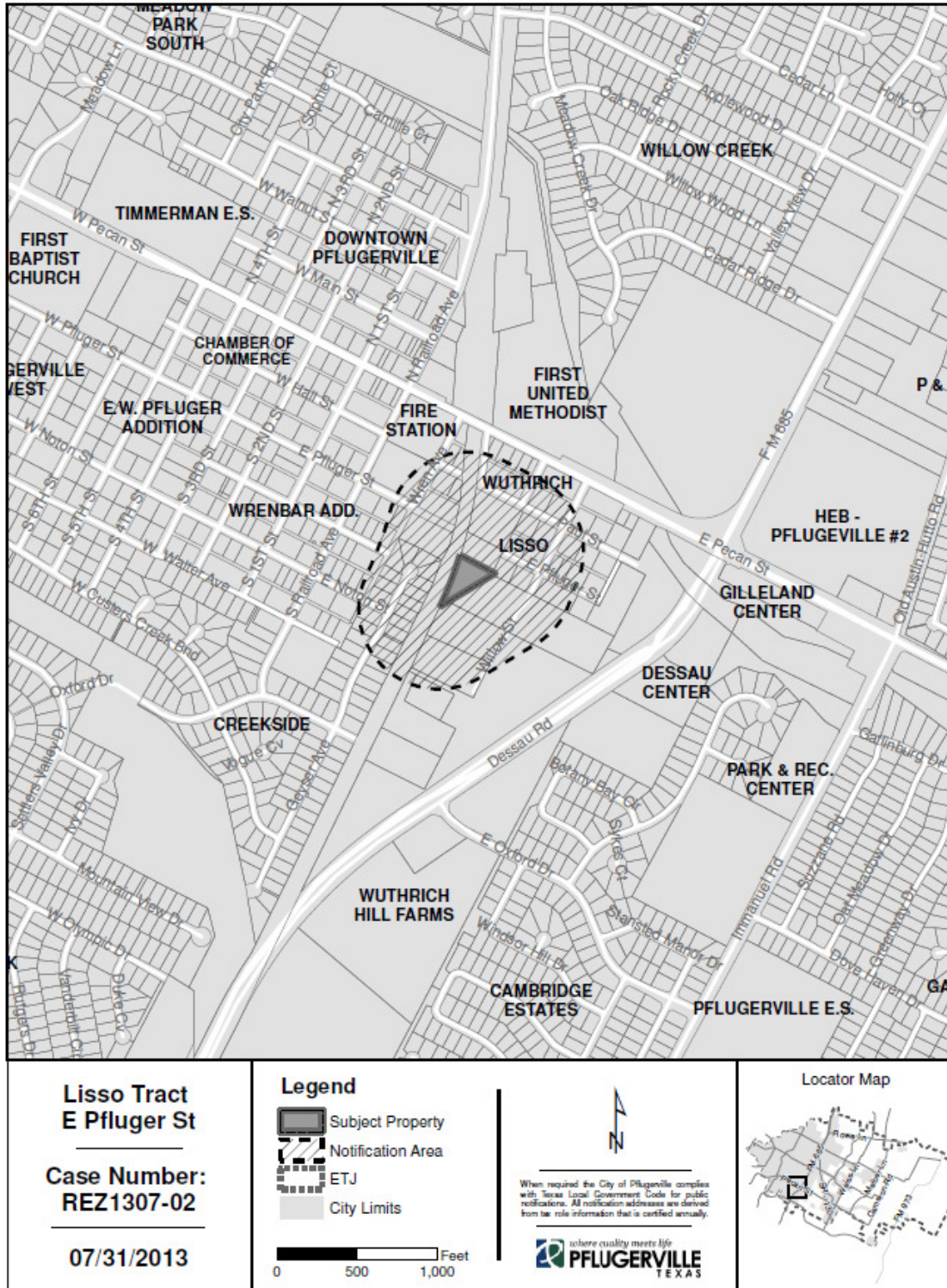
NOTIFICATION:

Newspaper notification was published on September 5, 2013, notification letters were mailed to property owners within 500 feet of the property and signs were posted on the property. One neighbor of the property contacted staff expressing support of the rezoning request.

ATTACHMENTS:

- Notification Map
- Subject Site Photos
- Applicant Request

NOTIFICATION MAP



SITE PHOTOS:

