

Planning & Zoning:	5/2/2022	Staff Contact:	Robyn Miga, Planning Manager
City Council:	5/24/2022	E-mail:	robym@pflugervilletx.gov
Case No.:	2022-2-REZ	Phone:	512-990-6300

SUBJECT: Receive public comment and consider recommendation regarding a rezoning application for an approximate 13.05 acre tract of land locally addressed 2004 and 2016 Rowe Loop, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), generally located north of Rowe Lane, east of SH 130 Toll, south of Steeds Crossing, and west of Huckabee Bend, situated in the Jacob Casner Survey, Abstract No. 2753, Travis County, City of Pflugerville, Texas to be known as the 2004 and 2016 Rowe Loop Rezoning (2022-2-REZ).

SUMMARY OF REQUEST: The applicant is requesting to rezone their approximately 13.05-acre tract of land from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R). The applicant is seeking to develop the land for a single-family subdivision.

LOCATION: The subject properties are located in the northeast corner of Rowe Loop, just south of the Steeds Crossing Subdivision, and west of the Commons at Rowe Lane which is an ETJ subdivision.



Location Map

HISTORY: The Rowe Loop subdivision was annexed in 2007 as part of a city-initiated annexation and was subsequently zoned to the Agriculture/Conservation District, which is now known as the Agriculture/Development Reserve (A) district. In addition to the initial annexation and zoning for the parcel, this zoning case has been brought before the Planning & Zoning Commission three other times for the same request, two of which were tabled to the next meeting, and ultimately on October 4, 2021, the commission moved to deny the request with a vote of 5-2. The applicant then chose to pull the item from consideration before it went to City Council and no further action was taken after the Planning & Zoning Commission meeting.

At the previous public hearing(s) that were conducted by the commission regarding the proposed rezoning, multiple residents who live in the Rowe Loop neighborhood spoke out against the rezoning request and have made requests to the city wanting to maintain the character of their rural neighborhood, which provides for larger lots that are not as common in the current development environment.

In addition, it is noteworthy to state that the Unified Development Code provides criteria for rezoning cases that are brought before City Council for a similar/same request:

Under Subchapter 3, Procedures, 3.7.5, Withdrawal of a zoning/rezoning, states that a rezoning application may be withdrawn a maximum of two times in a 12-month period. After an application for the same property has been withdrawn twice in a 12-month period, no further applications for a zoning or rezoning to the same or less restrictive zoning district will be accepted for a period of 12 months from the date of the second withdrawal, unless a new application is submitted for a substantially different use or zoning classification.

SURROUNDING ZONING AND LAND USE: The property is currently zoned Agriculture/Development Reserve (A), as are the majority of the properties that front onto Rowe Loop, which are mostly larger estate lots. However, this neighborhood has seen some transition closer to Rowe Lane, with a few parcels rezoning to the Single-Family Mixed Use (SF-MU) district and are proposed for duplex development within a condominium subdivision, which are proposed to be served by internal private streets.



Adjacent	Base Zoning District	Existing Land Use
North	Single-Family Suburban	Single-Family: Steeds Crossing Subdivision
South	Agriculture/Development Reserve, and single-family mixed use	Single-Family, and condominium small lot residential proposed development
East	ETJ	Single-Family: Commons at Rowe Lane Subdivision
West	Agriculture/Development Reserve	Single-Family, with some commercial fronting SH 130.

PROPOSED DISTRICT: The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R). The SF-R zoning district is intended to be used to master plan a large, low density residential subdivision with an opportunity for a mixture of lot sizes based on overall acreage. In certain cases, the district may also be used where an infill of single-family suburban housing types may be appropriate.

The Single-Family Residential (SF-R) District uses are provided below:

- **Permitted residential uses:** Accessory Dwelling Unit
- **Permitted non-residential uses:** Government Facilities, Park or Playground, Place of Worship, Public School
- **Conditional uses:** Condominium, Single-Family Detached, Amenity Center (Private, Primary Use),
- **Specific Use Permit:** Golf Course and/or Country Club, School: Private or Parochial

To develop a Single-Family Detached subdivision inside the SF-R zoning district, the UDC requires a minimum site area of 10 acres. Also, if the total property size is between 10 and 50 acres then a minimum of 10% of the lots within the overall preliminary plan shall have a minimum 9,000 sq ft lot area. At no point shall a lot have a lot of area less than 7,500 square feet.

COMPREHENSIVE PLAN: The City of Pflugerville recently adopted the Aspire 2040 Comprehensive Plan at the end of April. In that plan, the Future Land Use Map calls this area out as suburban residential, which encourages a 100-percent residential product, to include cluster subdivisions, single-family; large lot, single-family, suburban lot; single-family, small lot; and accessory dwelling units. In addition to the future land use designation for this area, the comprehensive plan also created sub-neighborhoods for the city, which identifies this area as “The Commons District”. The plan envisions that this district should focus on improving infrastructure in this area, including enhancements to Weiss/Hodde, Rowe Lane, and Jakes Hill Road to support multi-modal transportation opportunities for residents in this district. In addition, the Transportation and Water/Wastewater Master Plan provide for land use assumption in this area as well, and while they are not as recent as the 2040 Aspire plan, they call this area out as low to medium density residential.



Cluster Subdivision



Single-Family, Large Lot



Single-Family, Suburban Lot



Single-Family, Small Lot

The proposed rezoning from Agriculture/Development Reserve to Single Family Residential would meet the intent of the future land use designation in this area.

TRANSPORTATION: In addition to the comprehensive plan, in January 2022 the City Council approved the design consultant for the several street construction projects, one of which is for the improvement of Rowe Loop. Under the reconstruction bond project, a pavement condition analysis was done, and the roadways under that bond are slated to be constructed to city standards. Rowe Lane is a proposed four-lane divided, minor arterial road, which at full build out is approximately 100' of right-of-way. At the moment, there is only approximately 60' of right-of-way, and even less of pavement.



STAFF RECOMMENDATION: The proposed Single-Family Residential (SF-R) district is consistent with the subdivision to the north (Steeds Crossing), but is proposed to be more dense than the parcels that are immediately adjacent. The proposed SF-R district provides a transition from the adjacent neighborhoods to the north and east to the larger single-family lots that remain throughout Rowe Loop. In evaluating a rezoning request, there are multiple factors to take into consideration, one of which is the Future Land Use Map that's provided for through the comprehensive plan. Although certain land uses may be deemed appropriate in that area over the longevity of the long-range planning document, those requests are evaluated on a case-by-case basis to determine whether the area is transitioning toward what the ultimate land use plan is for the area.

In this instance, the neighborhood has started transitioning along Rowe Lane, as well as along the eastern side of the development, and the proposed parcels for rezoning are one parcel removed from the most recently zoned SF-MU in this neighborhood.

The proposed rezoning to SF-R is less intense than the SF-MU districts to the south, and facilitates a transition being immediately adjacent to Steeds Crossing. If approved, the minimum lot size would be 7,500 sq. ft. with a minimum lot width of 60' and depth of 125', and a minimum of 10-percent of the lots would be required to be a minimum of 9,000 sq. ft. Furthermore, there is a requirement for the subdivision to extend Wind Vane West, which will allow further connectivity through the adjacent subdivision, instead of all of the added traffic from the proposed development going to Rowe Loop. Any request to not extend that road would be requested to come before the Commission for a waiver consideration.

Based on the above findings, staff is recommending approval of the proposed rezoning request from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R).

NOTIFICATION:

Newspaper notification was published, letters were mailed to property owners within 500 feet of the property within the city limits, and signs were posted as required.

ATTACHMENTS:

- Notification Map
- Applicant Request
- Development Standards

NOTIFICATION MAP:



