



Pflugerville
Planning and Zoning
Commission

STAFF REPORT

Planning & Zoning: 4/1/2024

Staff Contact: Kristin Gummelt, Planner II

City Council: 4/23/2024

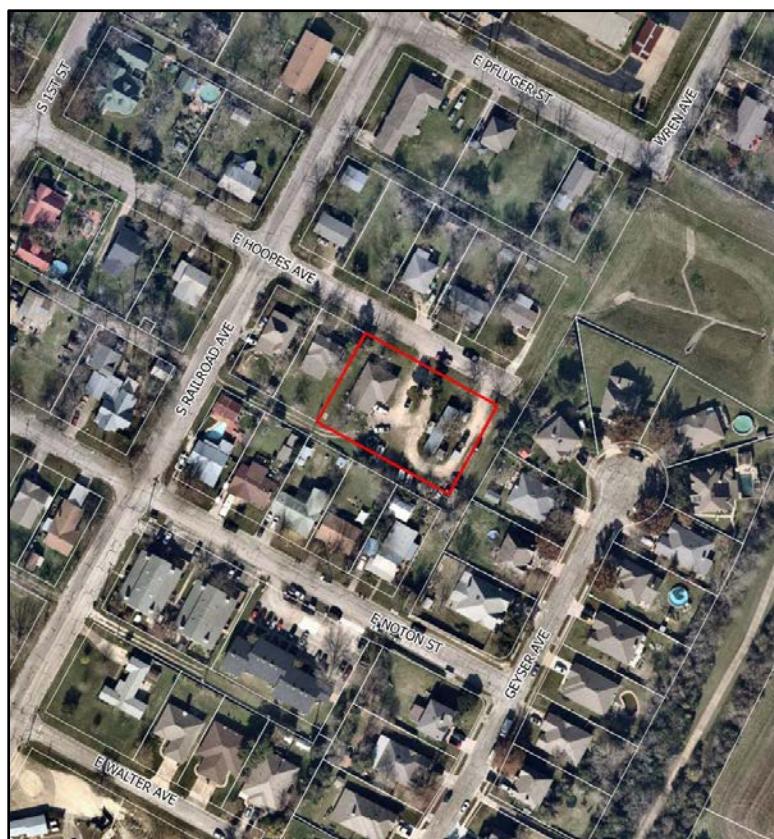
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Case No.: REZ2024-00037

Phone: 512-990-6349

SUBJECT: To receive public comment and consider an application to rezone an approximately .52-acre tract of land, platted as Lots 1-3, Block H, Wrenbar Addition, in Travis County, Texas from Single Family- Suburban (SF-S) to Two Family (2-F); to be known as the East Hoopes Avenue Rezoning (REZ2024-00037).

LOCATION: The subject property is located at the eastern terminus of East Hoopes Avenue on the south side of the street.

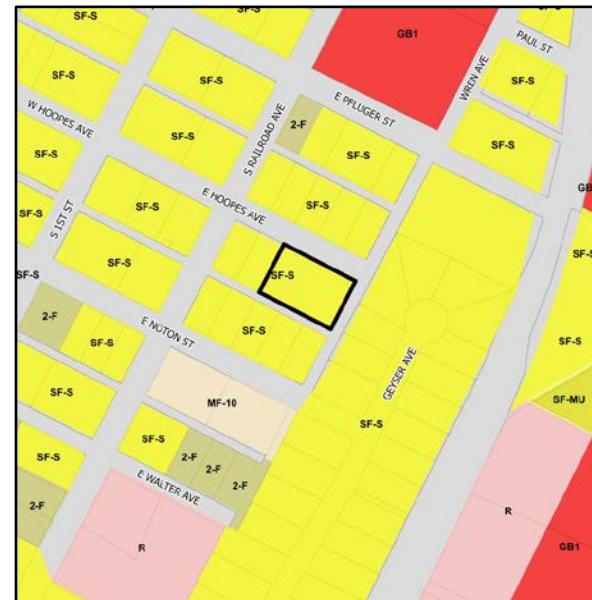


Location Map

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BACKGROUND/REQUEST: The subject property is an approximately .52-acre tract, platted as lots 1-3, Block H of the Wrenbar Addition Subdivision, which was platted in 1909. The property currently has one single-family detached home and one manufactured home across the three lots. The lots were annexed into the city in 1965 when the City of Pflugerville incorporated, and was subsequently zoned to Residential, Single-Family District (R-3) in June 1984. When the Unified Development Code (UDC) was adopted, the zoning designation for the subject property was reclassified to it's current Single Family-Suburban (SF-S) zoning designation.

The applicant is seeking to rezone the lots from Single Family- Suburban (SF-S) to Two Family (2-F) with the intent to build a single family attached (2 units) dwelling unit. A Single Family Attached (2 units) dwelling is defined as a dwelling unit which is joined to another dwelling on one or more sides by a party wall or abutting separate wall and which is designed for occupancy by not more than one family and is located on a single lot owned and fee simple. A single family attached dwelling shall be limited to a single common wall.



Zoning Map

SURROUNDING ZONING AND LAND USE: The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

Adjacent	Zoning District	Use	Comprehensive Plan
North	Single Family- Suburban, Two-Family Residential District	Single-Family Detached, Single-family attached (2 unit)	Suburban Residential
East	Single Family- Suburban	Single-Family Detached	Suburban Residential
South	Single Family- Suburban	Single-Family Detached	Suburban Residential

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West	Single Family- Suburban	Single-Family Detached	Suburban Residential
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ZONING HISTORY: The property was annexed in 1965 when the City of Pflugerville Incorporated and subsequently zoned to Residential, Single-Family District (R-3) in June 1984. Through zoning code amendments in 2000 the Single-Family, Residential (R-3) District became the Single-Family Residential (RS1) District. In 2009, the Unified Development Code was updated and the Single-Family Residential (RS1) became the Single Family- Suburban (SF-S) District.

PROPOSED DISTRICT: The applicant is proposing to rezone the property from Single Family- Suburban (SF-S) to Two Family (2-F). The 2-F district is intended to include land which is used or intended to be used for two family housing types. This district should be used to establish a low to medium density neighborhood which may provide a transition to more intense land uses.

COMPREHENSIVE PLAN: The Aspire Pflugerville 2040 Comprehensive Plan Future Land Use Map (FLUM) identifies the area Suburban Residential. The comprehensive plan describes the proposed future land use as follows:

Suburban Residential: Suburban residential should focus on creating a suburban atmosphere. Clustering should be encouraged to preserves open spaces and environmentally sensitive areas. Development standards should ensure adequate open space and efficient roadway and pedestrian connectivity to schools, neighborhood amenities, and parks. Supporting nonresidential uses should be similar in scale to the residential properties, including appropriate landscaping and buffering, and be located along major thoroughfares. The housing types Cluster Subdivision, Single-Family, Suburban lot, Single-Family, Small Lot as appropriate primary uses with Single-Family, Large Lot and as conditional as a primary use.



In addition to the Aspire Pflugerville 2040 Comprehensive Plan, the City has also adopted Transportation, Wastewater, and Water Master Plans all serve as an extension to the city's comprehensive plan. In 2019 and 2020, the City updated the Transportation Master Plan, as well as the Water and Wastewater Master Plans. In those documents, land use assumptions are made for parcels throughout the city, similar to the Future Land Use Map that was adopted with the 2040 Plan. The

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Master Plans are intended to guide the City of Pflugerville for short-term and long-term improvements to infrastructure within the public transit and utility systems. In these plans, this property is called out as low to moderate density residential. More specific to transportation, South Railroad Avenue to the west is a minor collector with access to East Pecan Street. Minor Collectors serves as the spine roads of neighborhoods and connect residences to major thoroughfares. These streets provide some access to local retail, business, and community services and are ideal for pedestrian and bicycle routes.

Furthermore, the Aspire Pflugerville 2040 Comprehensive Plan established neighborhood districts and this property is located within the Central District. The Central District encompasses an area of the city south of Pflugerville Parkway, north of Wells Branch Parkway, west of Heatherwilde Boulevard and east of Dessau/Farm-to-Market (FM) 685. This district encompasses the historic downtown as well as key economic corridors such as Pecan Street, Wells Branch Parkway and Pflugerville Parkway. One of the aspirational actions of the Central District is to “develop programs to diversify housing stock with thoughtful infill development.”

The proposed zoning district meets Goal 1 and 1.1 of the Housing and Neighborhoods Goals and Policy Statements as outline in Chapter 3 of the Aspire Pflugerville 2040 Comprehensive Plan.

1. Diversify the housing supply, types, and locations to meet community needs through each phase of life.
 - 1.1 Encourage housing to support the differing needs of households and changing household characteristics.

STAFF RECOMMENDATION:

The three lots are located at the eastern terminus of East Hoopes Avenue and are categorized as Suburban Residential on the FLUM as part of the Aspire Pflugerville 2040 Comprehensive Plan. The Suburban Residential future land use does not support the type of uses allowed within the Two-Family zoning district, such as duplex and single family attached (2 units) housing types.

While the Aspire Pflugerville 2040 Comprehensive Plan does identify goals that support the diversity of housing types and calls for allowing older, established neighborhoods to respond to the market demands, such as those included in the rezoning request, the Suburban Residential future land use does not support the land uses allowed within the Two-Family zoning district.

Per UDC 3.7.2, the proposed rezoning request must be consistent with the future land use element of the Comprehensive Plan or must be accompanied with a request for an amendment to the Comprehensive Plan. A Comprehensive Plan Amendment was not submitted with this rezoning request. For these reasons, staff recommends denial of the rezoning request.



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NOTIFICATION:

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and one (1) sign was posted on the property. At time of staff report, no inquiries were received.

ATTACHMENTS:

- Zoning Map
- Subject Site Photos
- Notification Map
- Development Regulations/Allowed Uses Two Family

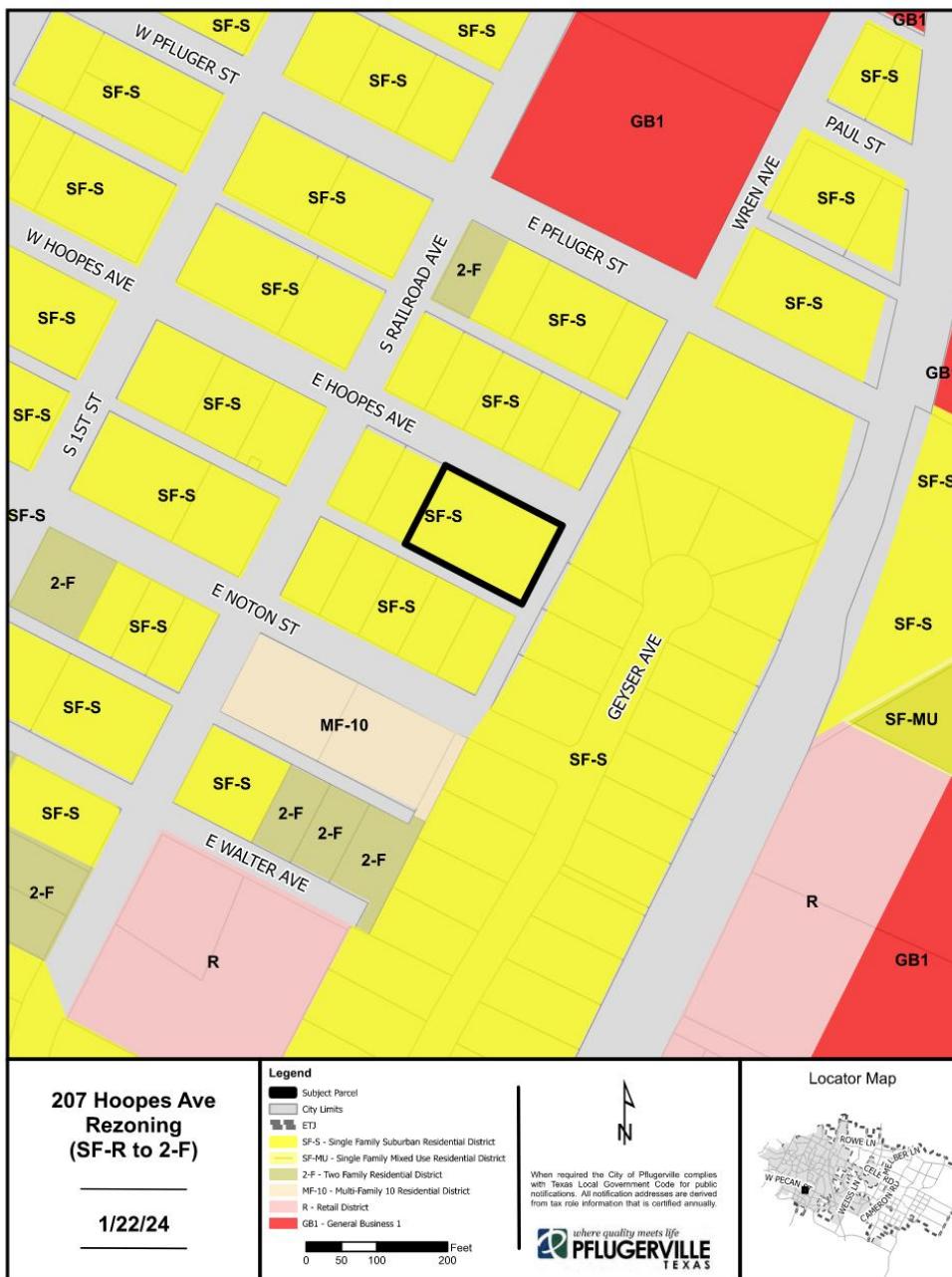
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NOTIFICATION MAP:



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ZONING MAP:



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SUBJECT SITE PHOTOGRAPHS:

Looking southeast from East Hoopes Avenue



Looking south from East Hoopes Avenue

