

Planning & Zoning:	10/5/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	10/27/2015	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1509-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 19.95 acres out of the Juan Zambrano Section No. 38, Abstract No. 845 from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) district; to be known as 19.95 Acres NW Corner of Melber and Cele Rezoning. (REZ1509-01)

LOCATION: The property is located generally at the northwest corner of Cele Rd. and Melber Ln.

REQUEST: The applicant owns a 147-acre tract of land at the northwest corner of Cele Rd. and Melber Ln, and has interest in developing a new single family neighborhood. The proposed request is to rezone the immediate corner, consisting of approximately 19.95 acres of the overall tract to the new Single Family Mixed Use (SF-MU) zoning district. The immediate intent is to develop the area with single family detached lots that are smaller than permitted by the SF-R district. Single family attached (townhome) and some minor neighborhood commercial may also be considered in the SF-MU district with conditions. The remaining 127 acres is proposed to be rezoned to the Single Family Residential (SF-R) district, and will be considered as a separate request (REZ1509-02) on the same agenda.

According to the Unified Development Code (UDC), the 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. The district is limited in acreage (max 20 acres) with the intent of being used in infill opportunities, but also only when located with direct access to major thoroughfares. Non-residential land uses may be considered if cohesively designed as a mixed use development.

SITE ANALYSIS:

The proposed site consists of a rectangular shaped, 19.95 acres of agricultural land, located at the northwest corner of Cele Rd. and Melber Ln. Approximately 619 feet of frontage is proposed along Cele Rd., while approximately 1,397 feet are proposed along Melber Ln. The only visible improvements currently onsite are overhead powerlines along the west side of Melber Ln.

ZONING and LAND USE:

The subject property was annexed into the City of Pflugerville in 2006 (ORD No. 853-06-12-12) as part of an endeavor to extend the City ETJ to the east. The area included in the annexation was contiguous to the existing City limit of the time, and did not require a three year plan. Upon annexation, the land was subsequently zoned to the current Agriculture/Conservation (A) zoning district. The property to the west and east 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:

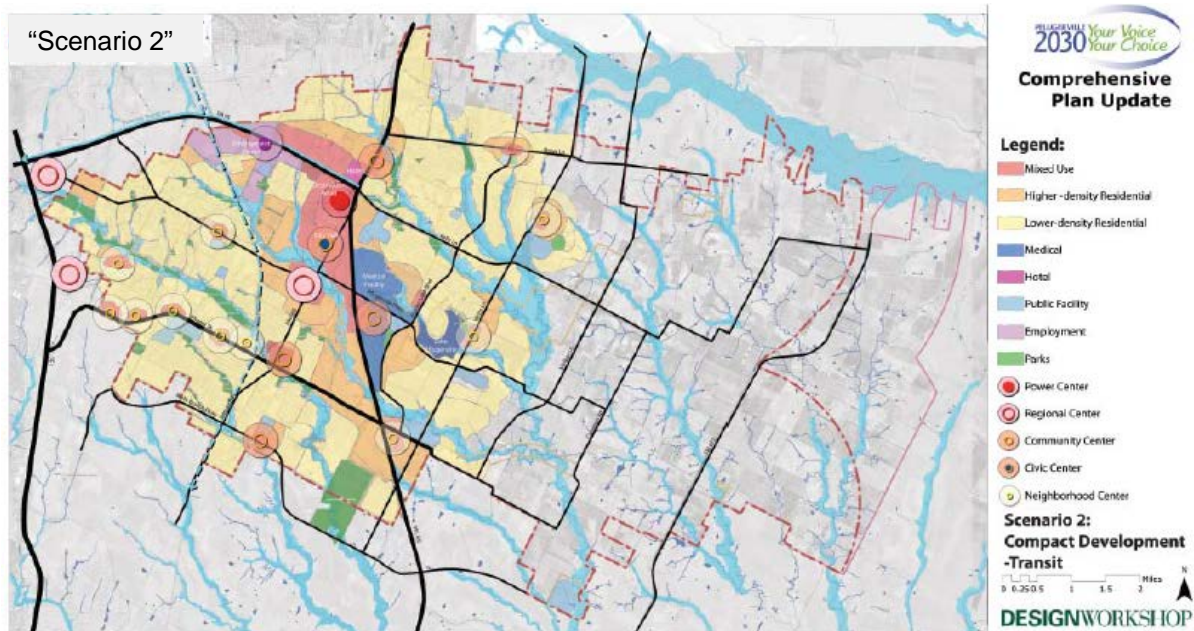
Cele Rd. and Melber Ln. are currently two-lane, rural, roadways with roadside ditches. Both roadways are predominantly located within Travis County, with minor exception of an approximate 1,300 linear foot segment of Cele Rd. included in the 2006 annexation. No improvements are currently planned for either roadway, however as development is pursued, a Traffic Impact Analysis (TIA) will be required, which will identify necessary improvements and the development’s pro-rata share associated with any said improvements.

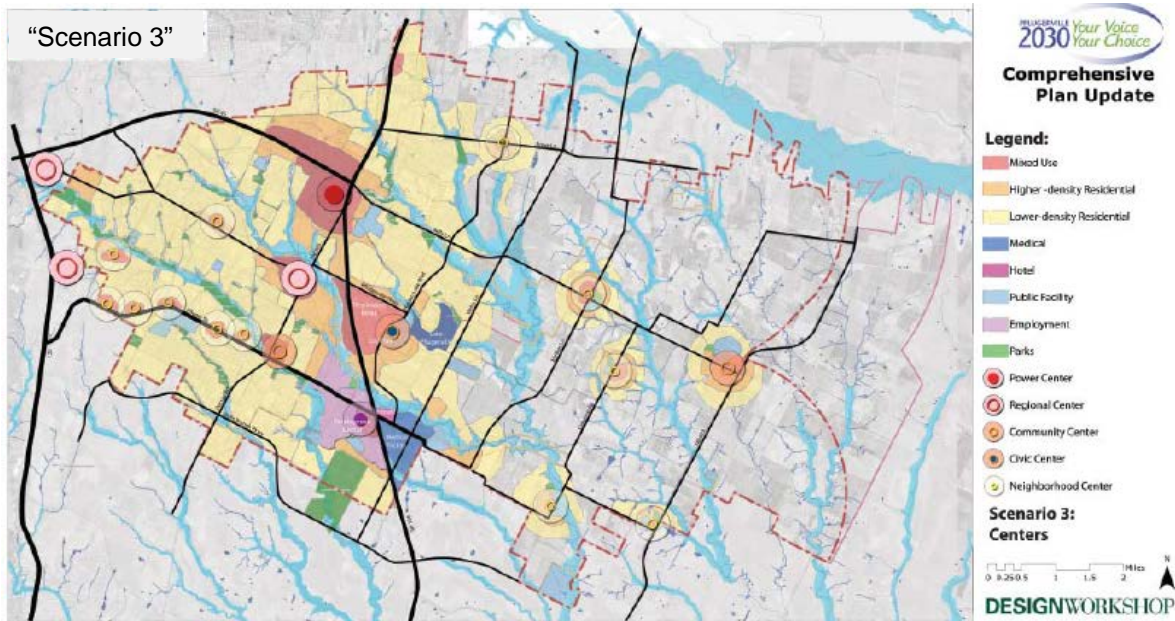
DRAINAGE:

Drainage will be analyzed as development is proposed.

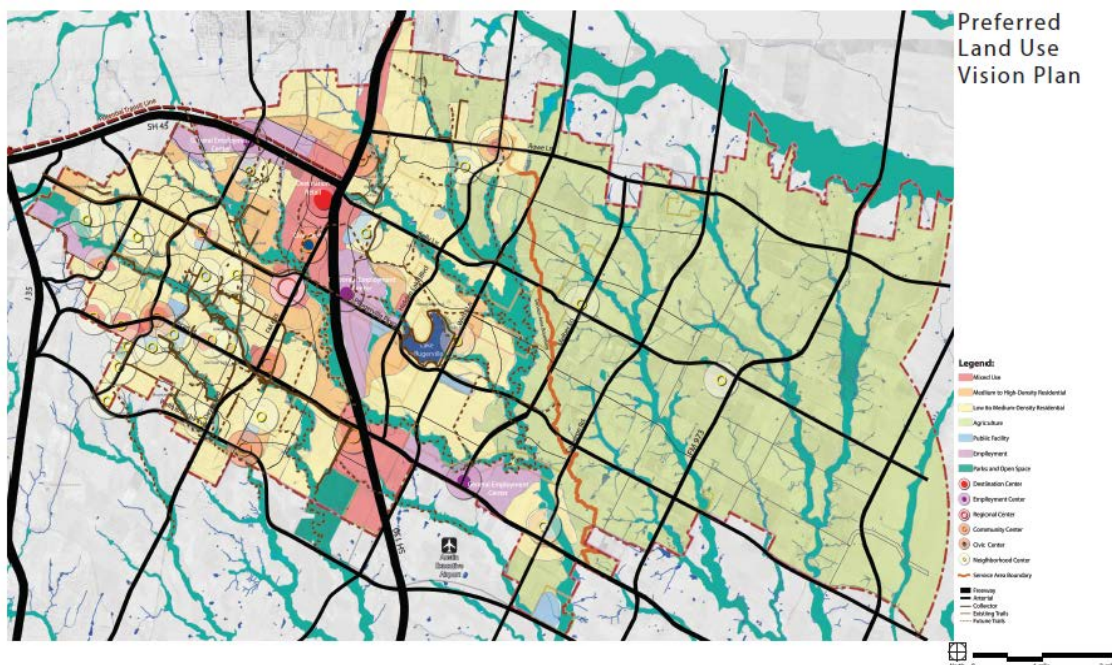
COMPREHENSIVE PLAN:

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. “Scenario 2” encouraged public transportation oriented compact development with a growth boundary near Weiss Ln, while “Scenario 3” included centers disbursed throughout the current ETJ to FM 973. As a reminder, the center concept is intended to provide a focus for development with more intensive and mixed land uses in the core with decreasing intensity as the distance from the center increases.





The resulting vision plan identifies a service area boundary generally along the eastern edge of the Wilbarger Creek watershed, generally between Weiss Ln and Melber Ln in the northern portion of the jurisdiction. Areas east of the boundary were given a preferred land use of agricultural in order to encourage efficiency of services, as well as preserve existing farmland and open space. Two neighborhood centers are identified outside of the service area boundary, intersections of Cele Rd with Melber Ln, and Cele Rd with FM 973, providing more intense land uses and possible immediate services to future neighborhoods in these areas.



STAFF RECOMMENDATION:

The purpose of the Single Family Mixed Use (SF-MU) zoning district is to allow for an opportunity for infill development, through the use of small lots. The Future Land Use Plan identifies the proposed area as Agriculture and Neighborhood Center, and outside of the immediate service boundary. The land use plan designation of Agriculture was intended to retain the immediate rural character and provide guidance to the year of 2030, however it is also a guiding document that recognizes eminent growth pressure into the areas east of SH 130. The inclusion of a neighborhood center at the intersection of Cele Rd and Weiss Ln identifies the expectation for more intense development to occur at the intersection, with diminishing intensity the further away from the intersection. While the intent of the district was to be used in infill situations, the proposed zoning district will establish an opportunity for a greater amount of residential intensity at the intersection of two arterial roads, which is consistent with the future expectations identified in the preferred vision plan.

The addition of small lot, single family homes within the proposed development will be a change to the landscape, and an increase in traffic associated with the development can be expected on both Cele Rd. and Melber Ln. A Traffic Impact Analysis (TIA) will be required with a future preliminary plan, and will identify any required right of way dedication, improvements, or related pro-rata share costs towards those improvements. Utility capacity will also be further evaluated with a future preliminary plan and extension of lines and other utility improvements are likely to serve the property.

The proposed zoning request is generally in conformance with the Comprehensive Plan and Staff recommends approval.

Planning and Zoning Commission Action

On October 5, 2015 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 5-0.

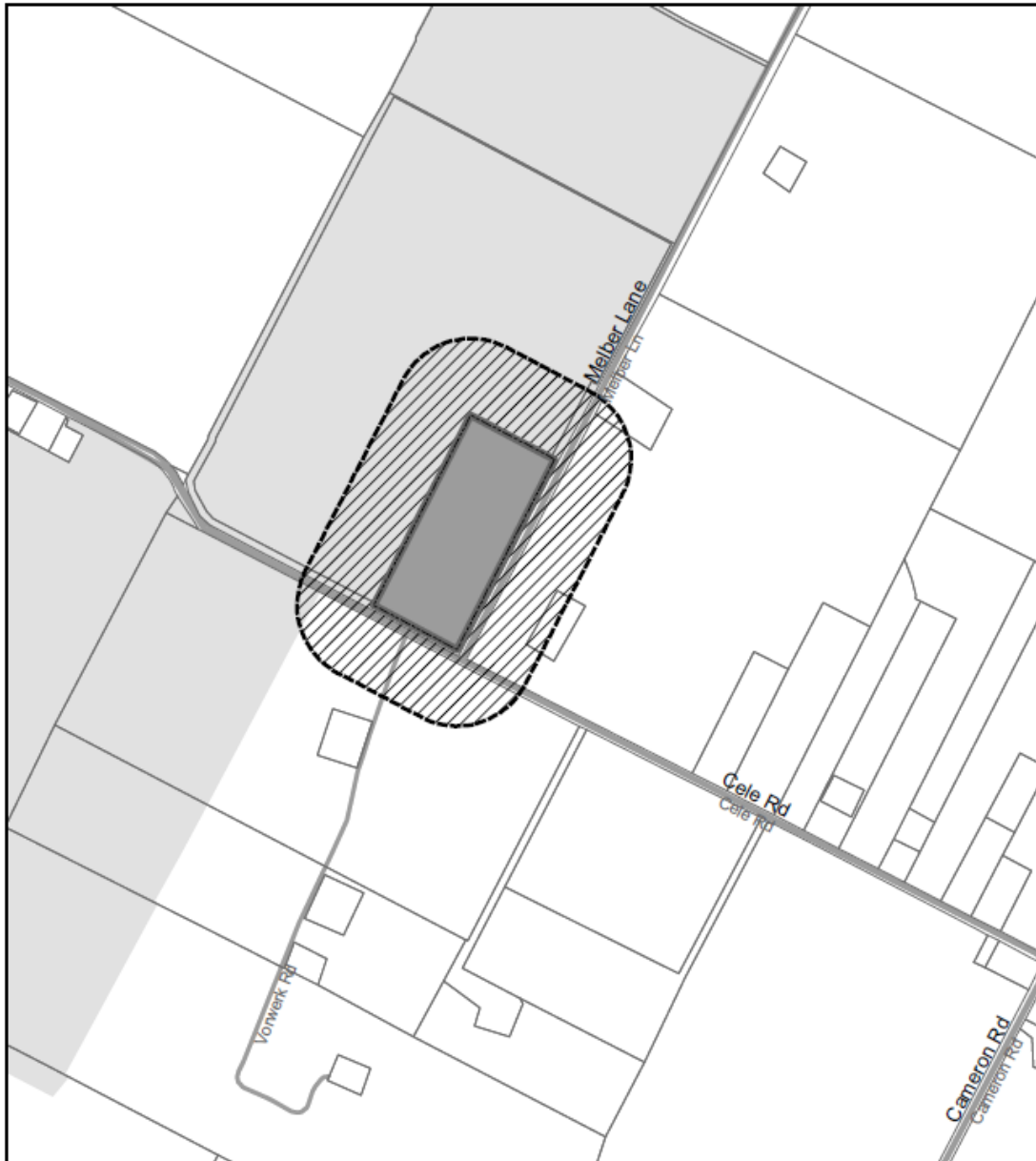
NOTIFICATION:

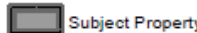
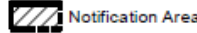
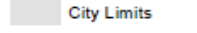


Newspaper Notification was published, notification letters were mailed to property owners within 500 feet, and signs were posted on the property. Several inquiries were received regarding the proposed request, with general interest, concerns regarding existing conditions along Cele Rd, stating opposition to the change in landscape, and almost all with concerns of additional traffic to Cele Rd.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Site Images
- Applicant Request
- Survey

NOTIFICATION MAP



<p>19.95 Acres @ Melber & Cele (A to SF-MU)</p> <p>Case Number: REZ1509-01</p> <p>9/2/2015</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  Notification Area  City Limits <p>0 500 1,000 Feet</p>	<p style="text-align: center;">N</p> <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> 
--	---	--	--

ZONING MAP



SITE PHOTOS:



APPLICANT REQUEST:

Midtex Partners, Ltd.
900 Congress Ave., #L-100
Austin, Texas 78701
OFF: 512-801-8832 FAX: 512-474-9959
e-mail: rick.jenkins@bhhstxrealty.com.com

RECEIVED SEP 02 2015

September 1, 2015

Planning & Zoning Commission and City Council City of Pflugerville
100 E. Main Street, #100
Pflugerville, Texas 78691

Off: 512-251-3076
Fax: 512-251-8525

RE: Rezoning application for 19.95 acres out of 147.153 acres located on the northwest corner of Cele Road and Melber Lane, Travis County, Texas

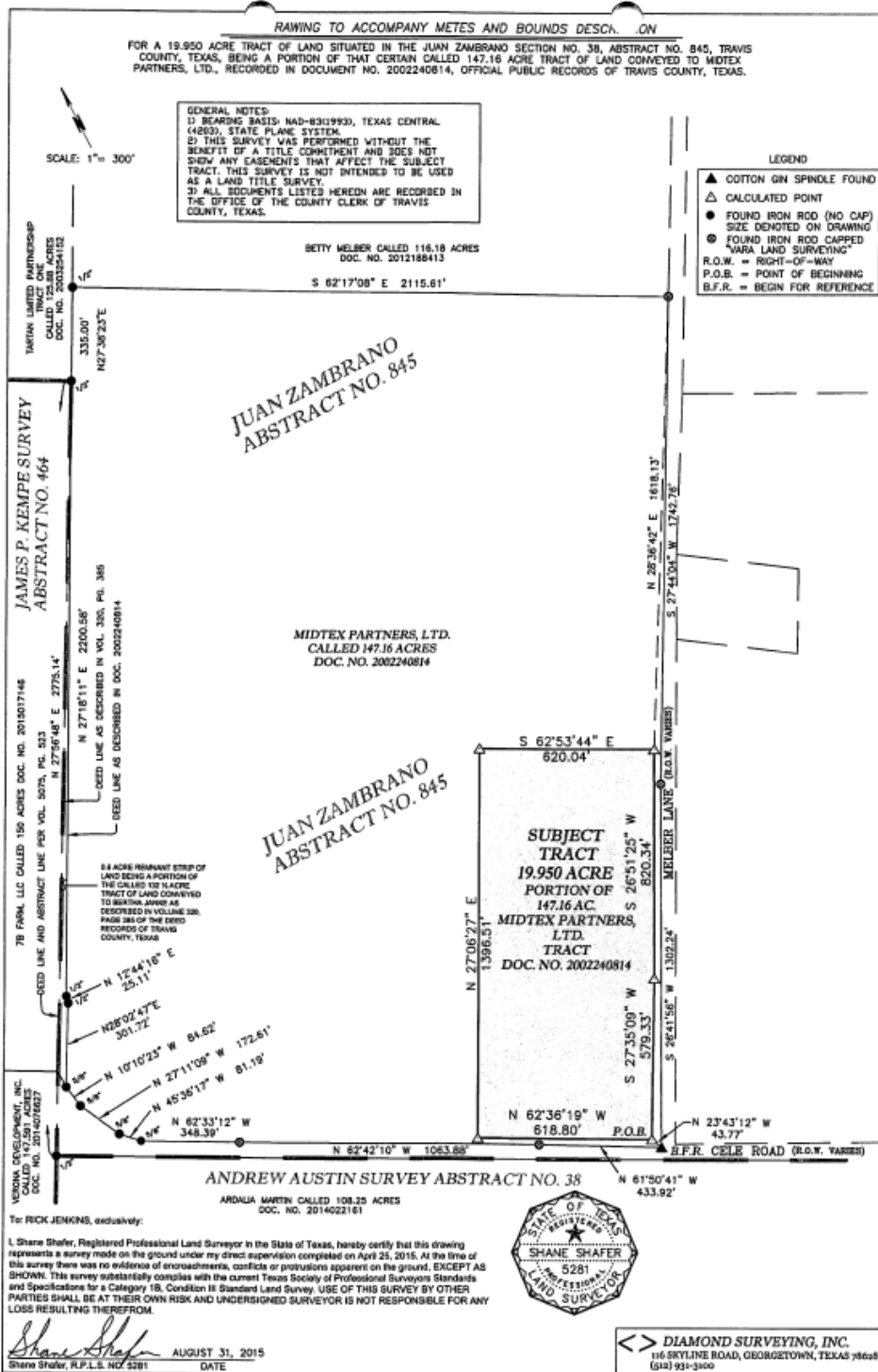
Dear Commissioners & Council members:

We are requesting a zoning change on 19.95 acre of a 147.153 tract from Agricultural to SF-MU. We plan to develop this tract into a single family subdivision with a potential for commercial on the hard corner. Wastewater will be provided by City of Pflugerville and water will be supplied by Manville Water Supply Corporation.

Sincerely,


Rick Jenkins, President
Midtex Partners, Ltd.

SURVEY:



RECEIVED SEP 02 2015