

STAFF REPORT

Planning & Zoning:	1/6/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Dir.
City Council:	1/14/2020	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1911-03	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone portions of the Carmel subdivision in order to address a recent annexation and minor adjustments in a new section of the single family development. The rezoning includes an approximate 0.20 acre tract from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district; an approximate 0.05 acre tract is proposed to be rezoned from Single Family Residential (SF-R) to Single Family Mixed Use (SF-MU) district; and a 5.0 acre tract, a 0.22 acre tract and a 0.81 acre tract are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Residential (SF-R); all of which are within portions of the Joseph Wiehl Survey No. 8, Abstract No. 802 and the John Lisse Survey No. 18, Abstract No. 496 of Travis County, Texas; to be known as the Carmel W. Ph. 3, Sec. 1 & 2 Rezoning. (REZ1911-03)

LOCATION: The property is generally located east of Weiss Lane and Weiss High School, west of a tributary of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls. Carmel West Phase 3 is located generally at the current eastern extent of Wolf Pack Dr, Pleasanton Pkwy, and Folsom Avenue. The tracts included in the rezoning request are highlighted in orange and referenced by number in the map below.



ZONING and LAND USE HISTORY:

The land encompassing the Carmel development, formally known as “Wildflower”, was located in the City’s ETJ and planned as a single family development within a Municipal Utility District (MUD). In 2015, the

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former development agreements were amended to establish Phase 1 of the proposed development as an in-city MUD, and the remaining tracts east of Wilbarger Creek as an ETJ MUD. Following approval of the development agreement, Phase 1 (known as Carmel West) was annexed and zoned to the Agriculture/Development Reserve (A) zoning district (ORD No. 1246-16-02-23). In June 2016, a rezoning was approved to apply the Single Family Mixed Use (SF-MU) district and Single Family Residential (SF-R) districts throughout Carmel West in accordance with the land plan approved in the development agreement. In June 2017, a first amendment to the development agreement was approved which adjusted architectural requirements and required the use of slip roads and alleys on lots with less than 50 feet of width.

In February 2019, a second amendment to the development agreement was approved (1684-19-02-12-0599) which among other items included an addition of land into the development and an adjustment to the land plan. In June 2019, the additional land was annexed into the city per the second amendment, and concurrently zoned to the Agriculture/Development Reserve (A) zoning district (1397-19-06-11). During the review/discussion of the second amendment, a preliminary plan for Carmel West Phase 3 and associated final plats and subdivision construction plans were in review. Inadvertently, the preliminary plan for Carmel West Phase 3 and a final plat for Carmel West Phase 3, Section 1 were both approved by the Planning and Zoning Commission in November 2019 prior to the zoning being adjusted to accommodate for the changes made with the second amendment. No final plats within the affected sections have been recorded and the land remains in the ownership of the overall developer.

PROPOSED REQUEST:

The request is to apply the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) districts to establish conforming zoning to the land within Carmel West Phase 3 to coincide with the approved land plan within the second amendment to the development agreement. Areas not included in the proposed request will remain as currently zoned. Descriptions of the requested districts and locations are provided below.

Single Family Mixed Use (SF-MU) District

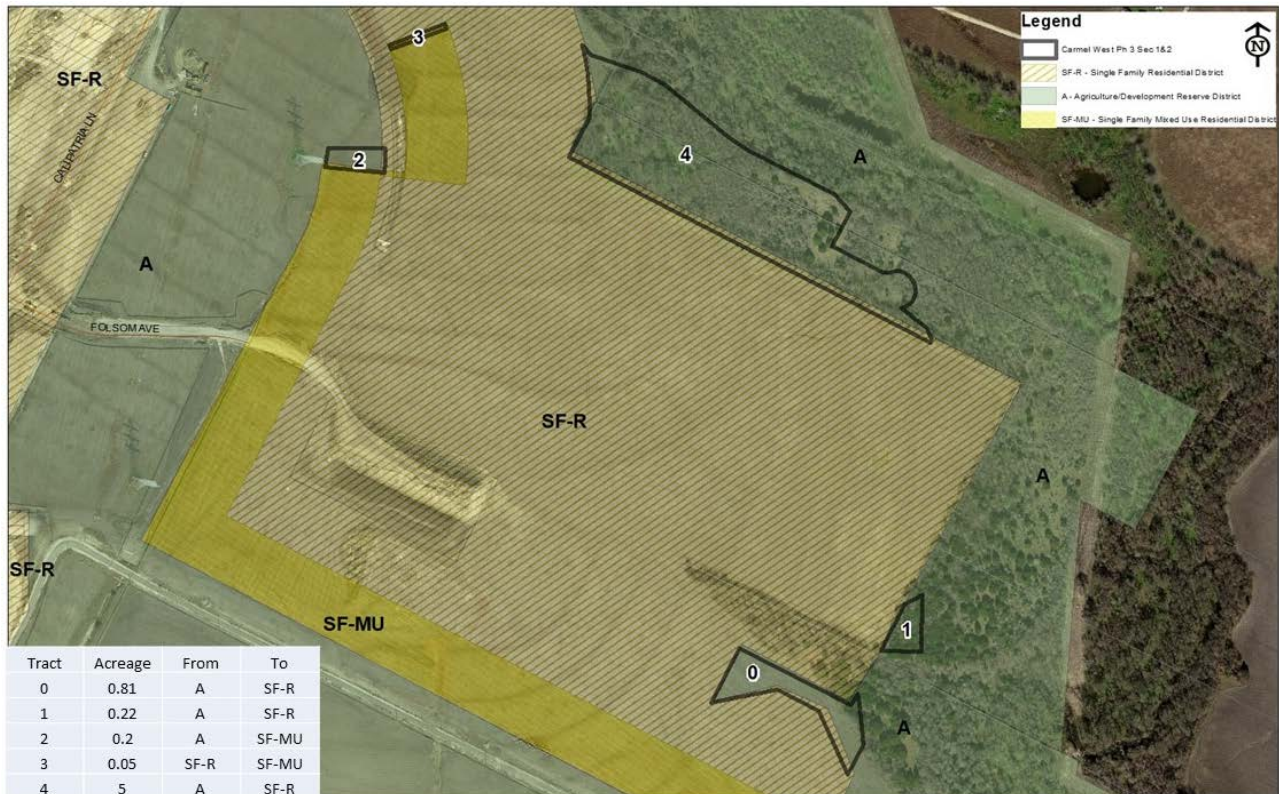
According to the Unified Development Code, the Single Family Mixed Use (SF-MU) Residential District “...is intended to address small lot, single family detached and single family attached (townhome) housing opportunities at a low to medium density...” The areas requested to be rezoned to the SF-MU zoning district are adjacent to existing SF-MU areas and will continue to offer an opportunity for a mixture of lot sizes, housing options, and will provide a conforming zoning district for the smaller lots permitted by the development agreement. Slip roads are planned for the SF-MU lots in Section 3 to reduce the number of driveways along the adjacent roadways.

Single Family Residential (SF-R) District

According to the Unified Development Code (UDC), the Single Family Residential District (SF-R) “...may 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 proposed SF-R district will wrap around the proposed SF-

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MU district, maintaining the intended suburban neighborhood with a variety of single family detached lots as provided in the development agreement and proposed land plan.



COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan identifies the area as Low to Medium density residential, with parks and open space provided along the creeks. The proposed request remains consistent with the development goals of the land use plan to provide a diverse supply of housing to meet the needs of the community, while preserving the sensitive creek areas. In addition, a continuation of the trail network and extensive open space are consistent with the goals of the Parks and Recreation master plans, providing connectivity and park opportunities within close proximity to residential neighborhoods.

STAFF RECOMMENDATION:

The purpose of the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) zoning district requests is to provide conforming zoning to the affected areas to be consistent with the land plan included in the second amendment to the Carmel development agreement. The proposed rezoning remains consistent with the Comprehensive Land Use Plan and Staff recommends approval of the proposed request.



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Planning and Zoning
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NOTIFICATION:

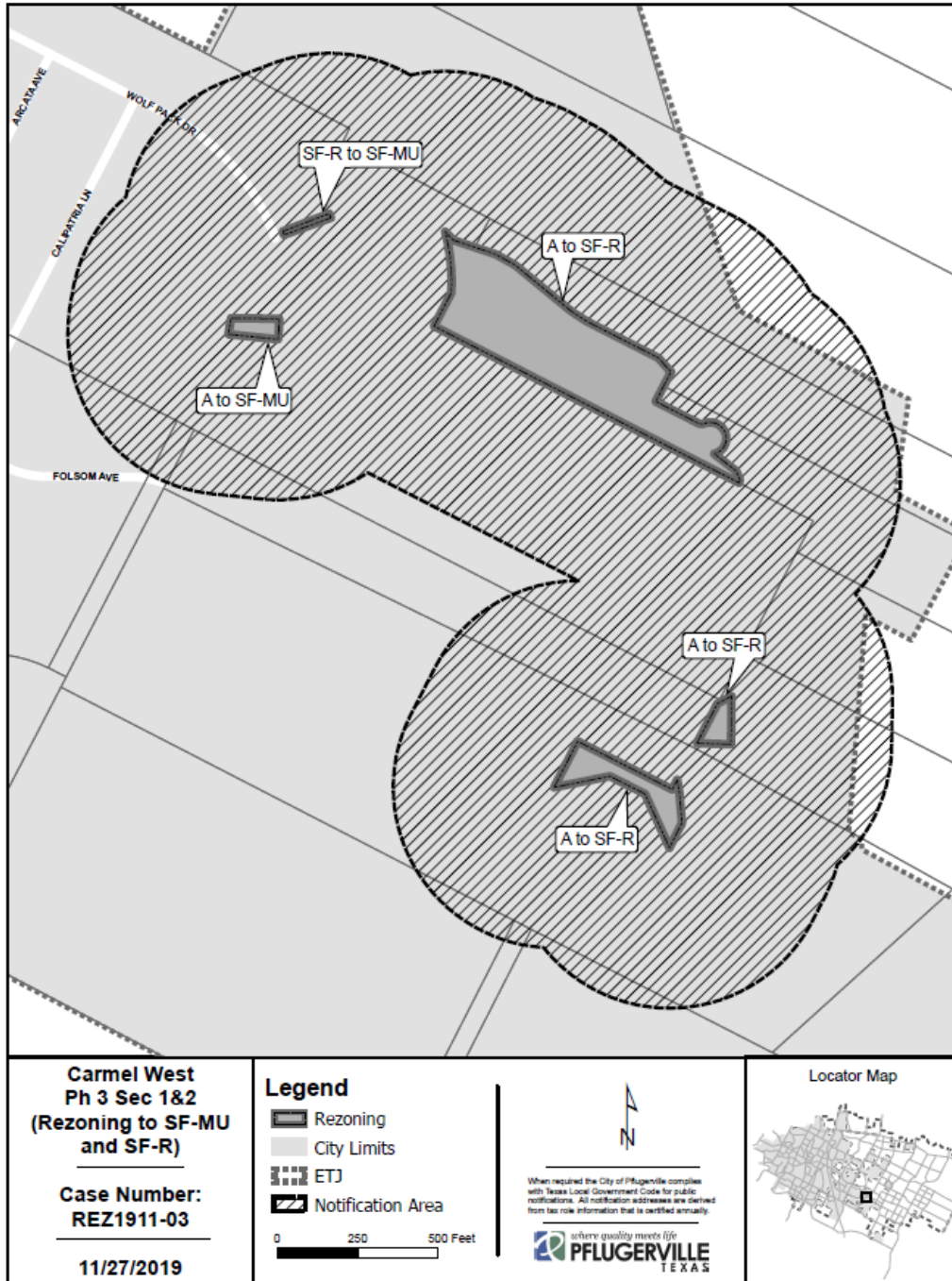
Newspaper notification was published, notification letters were mailed to property owners within 500 feet of the property, and signs were posted on the property, all in accordance with the minimum notification requirements. No inquiries were received regarding the proposed request at the time of this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

ATTACHMENTS:

- Notification Map
- Carmel Master Plan Exhibit
- Applicant Request
- Survey Exhibits

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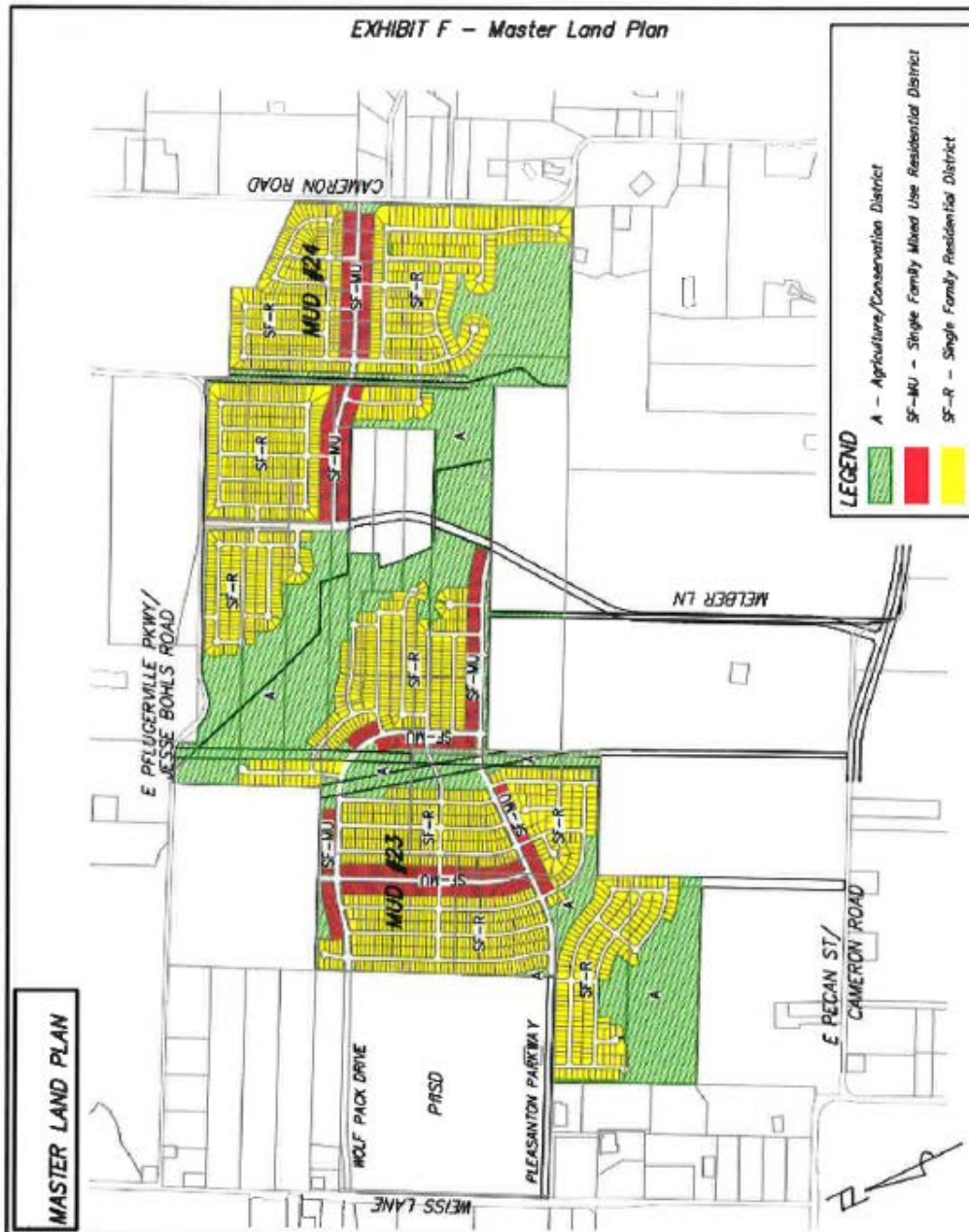
NOTIFICATION MAP



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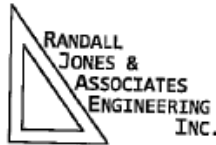
CARMEL MASTER PLAN EXHIBIT

Substitute Exhibit F – Master Land Plan



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APPLICANT REQUEST:



2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

RJAE#2762

November 26, 2019

Development Services
City of Pflugerville
201-B East Pecan Street
PO Box 589
Pflugerville, TX 78691

RE: Carmel West Zoning- Annexation Tract
Summary Letter

To Whom It May Concern:

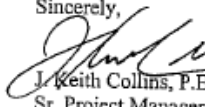
The purpose of this letter is to summarize the zoning request for Carmel West to add the 14.09 annexation tract that was added to this phase of the Carmel development. The original boundary was approximately 443.69 acres of land and was previously approved for zoning as illustrated on the attached exhibit- "Original Zoning". With approval of the Second Amendment to the Carmel Development Agreement dated February 12, 2019, an additional 14.09 acres was annexed into the Development. Per the agreement the developer is required to request zoning approval in conformance with the Substitute Master Land Plan as shown on Exhibit F of the Agreement.

The majority of the 14.09-acre tract will remain zoned as Agricultural(A). Due to the re-configuring of the single-family lots when this 14.09-acre tract was added, there are a few additional zoning adjustments that needed to be made within the Carmel West Phase 3 boundary. Generally, these changes are shown on the attached overall exhibit, and specifically described by metes and bounds. The tracts and zoning changes are:

1. A 0.20-acre parcel that will change from A to SF-MU.
2. A 0.05-acre parcel that will change from SF-R to SF-MU
3. A 5.00-acre parcel that will change from A to SF-R
4. A 0.22-acre parcel that will change from A to SF-R
5. A 0.81-acre parcel that will change from A to SF-R

If you have any questions or need any additional information in support of this request, please contact me at (512) 334-0015 or by email at keithc@rj-eng.com.

Sincerely,


J. Keith Collins, P.E.
Sr. Project Manager



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0.20 Acre Parcel

THAT PART OF THE JOSEPH WIEHL SURVEY NO. 8, ABSTRACT NO. 802 AND THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 62.00 ACRE TRACT OF LAND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC); MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at a 1/2" Iron rod found on the curving east line at an exterior corner of Lot 13, Block Y, Carmel West Phase 2 Section 4 according to the plat thereof recorded in Document No. 201900140, OPRTC;


THENCE across said 62.00 acre tract, the following two courses:

1. Southwesterly, along said curve to the right an arc length of 64.62 feet, said curve having a radius of 685.00 feet, a central angle of 05°24'19", and a chord bearing S03°13'13"W, 64.60 feet;
2. N84°04'37"W a distance of 155.00 feet to said west line of Lot 13;

THENCE along said west line, the following three courses:

1. N05°22'59"E a distance of 9.99 feet;
2. N09°46'02"E a distance of 40.50 feet;
3. S89°28'56"E a distance of 150.00 feet to the said Point of Beginning.

Containing 0.20 acres, more or less, as shown on the sketch attached.


11/25/2019
Stephen R. Lawrence
Registered Professional Land Surveyor No. 6352
State of Texas

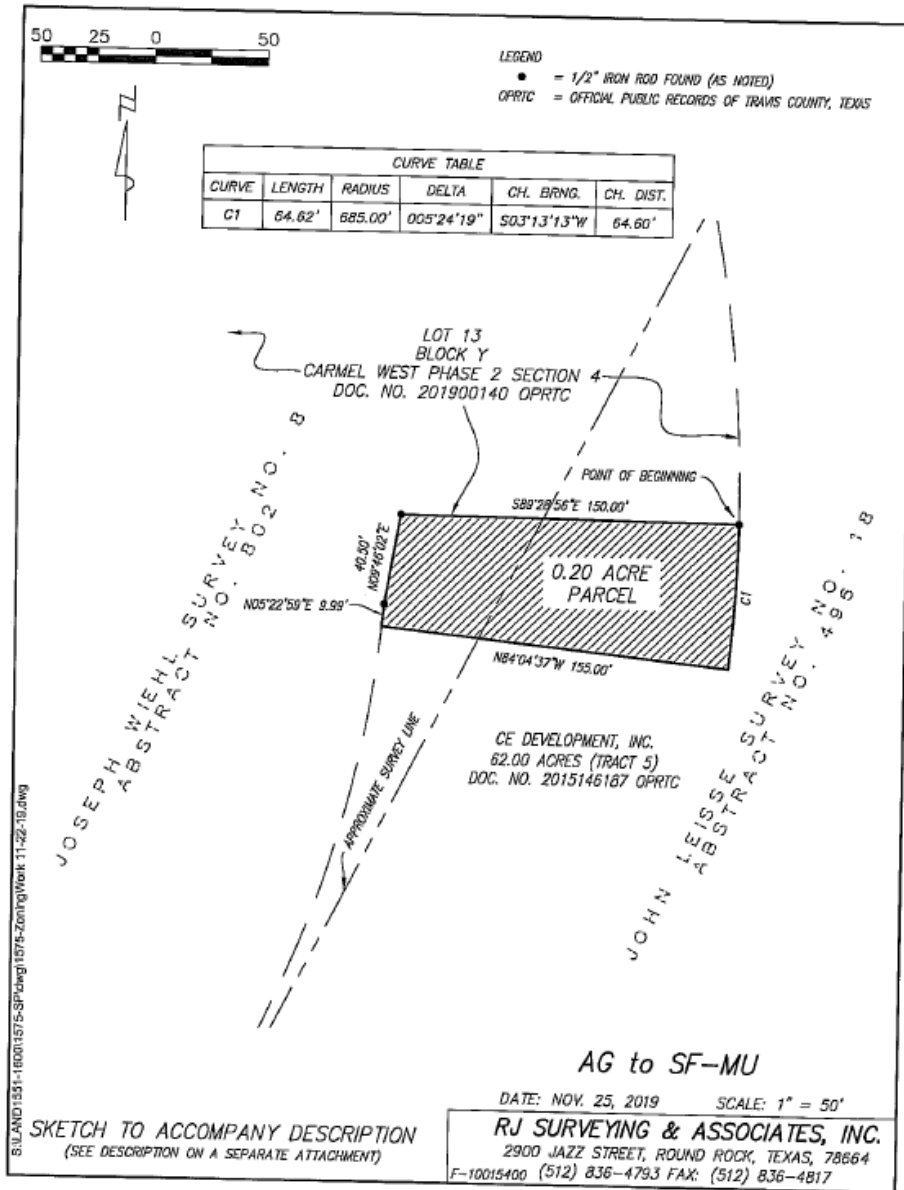


RJ Surveying & Associates, Inc.
2900 Jazz Street, Round Rock, Texas 78684
F-10015400

Bearings are based on the Texas Coordinate System of 1983, Central Zone (4203)

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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0.05 Acre Parcel

THAT PART OF THE JOSEPH WIEHL SURVEY NO. 8, ABSTRACT NO. 802 AND THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 62.00 ACRE TRACT OF LAND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC); MORE PARTICULARLY DESCRIBED AS FOLLOWS:


Begin at a 1/2" iron rod found on the curving east line at an exterior corner of Lot 13, Block Y, Carmel West Phase 2 Section 4 according to the plat thereof recorded in Document No. 201900140, OPRTC;

THENCE along said west line and the arc of a curve to the left an arc length of 11.70 feet, said curve having a radius of 745.00 feet, a central angle of 00°53'59", and a chord bearing N20°27'21"W, 11.70 feet;

THENCE across said 62.00 acre tract, the following three courses:

1. N69°05'32"E a distance of 155.00 feet;
2. S20°27'22"E a distance of 14.14 feet;
3. S69°59'38"W a distance of 155.00 feet to the said Point of Beginning.

Containing 0.05 acres, more or less, as shown on the sketch attached.


 11/25/2019
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 Registered Professional Land Surveyor No. 6352
 State of Texas

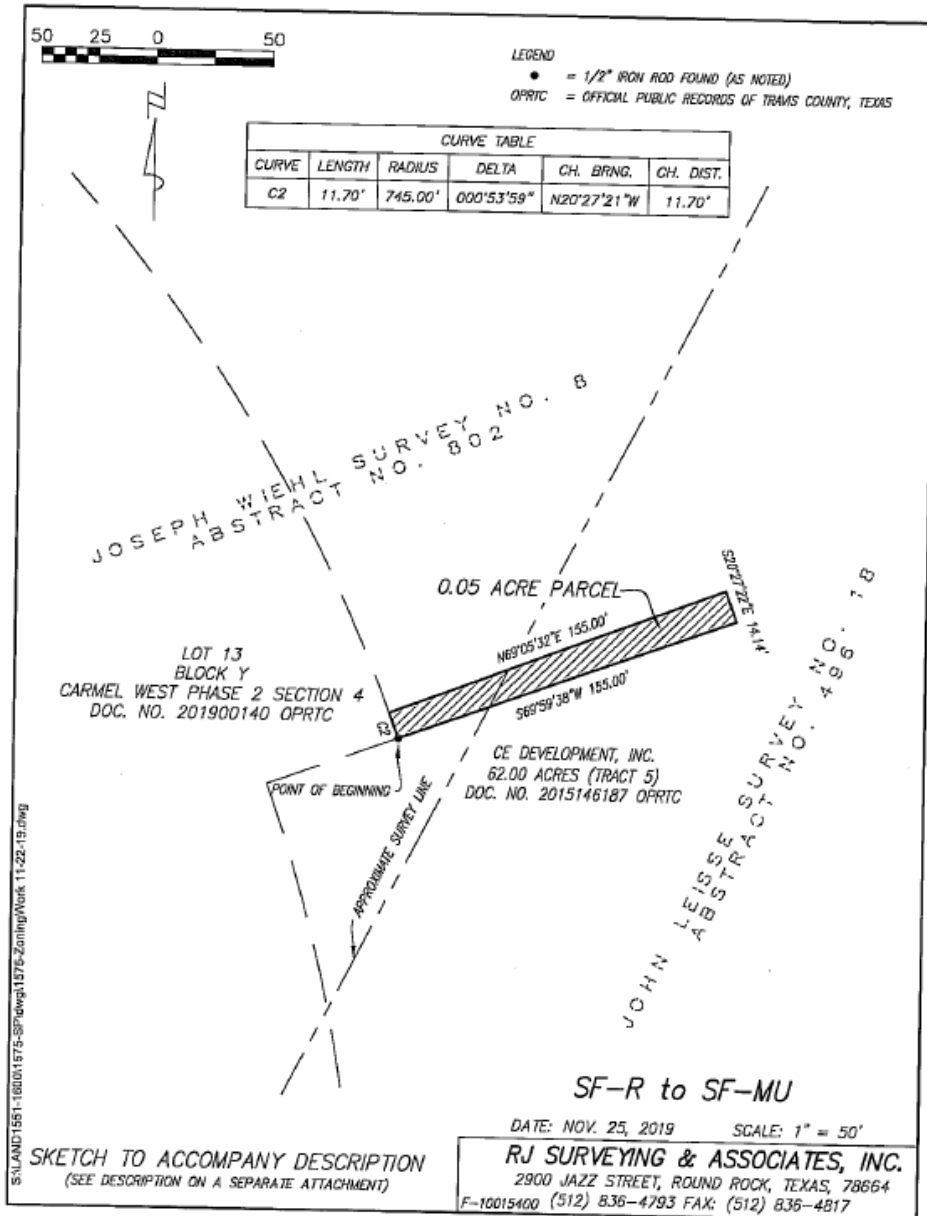


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5.00 Acre Parcel

THAT PART OF THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 62.00 ACRE TRACT OF LAND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), PART OF THAT 16.747 ACRE TRACT OF LAND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015162822, OPRTC AND PART OF THAT 14.09 ACRE TRACT OF LAND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2018041596, OPRTC; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod with "PAPE" cap found monumenting the southwest corner of the above referenced 14.09 acre tract, same being an inside corner of said 62.00 acre tract;

THENCE along the west line of said 14.09 acre tract, N27°14'07"E a distance of 117.34 feet to a point on a non-tangent curve to the left;

THENCE across said 62.00 acre tract and said 16.747 acre tract and said 14.09 acre tract, the following sixteen courses:


1. Northerly, along the arc of said curve a length of 192.01 feet, having a radius of 631.23 feet, a central angle of 17°25'43", and a chord bearing N05°44'45"W, 191.27 feet;
2. S43°12'35"E a distance of 35.20 feet;
3. S71°23'34"E a distance of 139.90 feet;
4. S60°56'07"E a distance of 69.55 feet;
5. S50°28'41"E a distance of 213.38 feet;
6. S52°47'31"E a distance of 20.02 feet;
7. S57°11'47"E a distance of 50.25 feet;
8. S62°54'25"E a distance of 250.00 feet;
9. S42°00'51"E a distance of 58.98 feet;
10. S27°05'35"W a distance of 103.97 feet;
11. S62°54'25"E a distance of 147.33 feet to a point of curvature of a curve to the left;
12. Easterly, along the arc of said curve a length of 21.03 feet, having a radius of 25.00 feet, a central angle of 48°11'23", and a chord bearing S87°00'06"E, 20.41 feet to a point of reverse curvature of a curve to the right;
13. Southerly, along the arc of said curve a length of 162.65 feet, having a radius of 50.00 feet, a central angle of 186°22'46", and a chord bearing S17°54'25"E, 99.85 feet;
14. S51°52'47"E a distance of 86.73 feet;
15. S22°42'41"E a distance of 29.17 feet;
16. S12°03'38"W a distance of 10.31 feet to a point on the south line of said 14.09 acre tract, same being a north line of said 62.00 acre tract;

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5.00 Acre Parcel

THENCE along said north line, N62°45'53"W a distance of 1067.41 feet to the said Point of Beginning.

Containing 5.00 acres, more or less, as shown on the sketch attached.


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0.22 Acre Parcel

THAT PART OF THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 15.623 ACRE TRACT OF LAND CONVEYED TO TEXAS GULF BANK BY DEED RECORDED IN DOCUMENT NO. 2015193607 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC); MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod found monumenting the southwest corner of the above referenced 15.623 acre tract and the southeast corner of a 7.94 acre tract conveyed to CE Development, Inc. by deed recorded in Document No. 2015162829, OPRTC;

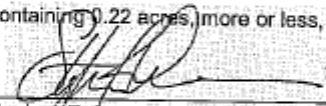
THENCE along the common line of said 15.623 acre tract and said 7.94 acre tract, N27°31'45"E a distance of 16.20 feet to the Point of Beginning;

THENCE continuing along said common line, N27°31'45"E a distance of 138.71 feet to a point on a non-tangent curve to the left;

THENCE across said 15.623 acre tract, the following three courses:

1. Northeasterly, along the arc of said curve a length of 51.31 feet, having a radius of 60.00 feet, a central angle of 48°59'54", and a chord bearing N62°01'08"E, 49.76 feet;
2. S00°40'57"W a distance of 150.12 feet;
3. N87°58'28"W a distance of 106.33 feet to the said Point of Beginning.

Containing 0.22 acres, more or less, as shown on the sketch attached.


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