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**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	8/5/2024	<b>Staff Contact:</b>	Kristin Gummelt , Planner II
<b>City Council:</b>	8/27/2024	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.:</b>	REZ2024	<b>Phone:</b>	512-990-6300

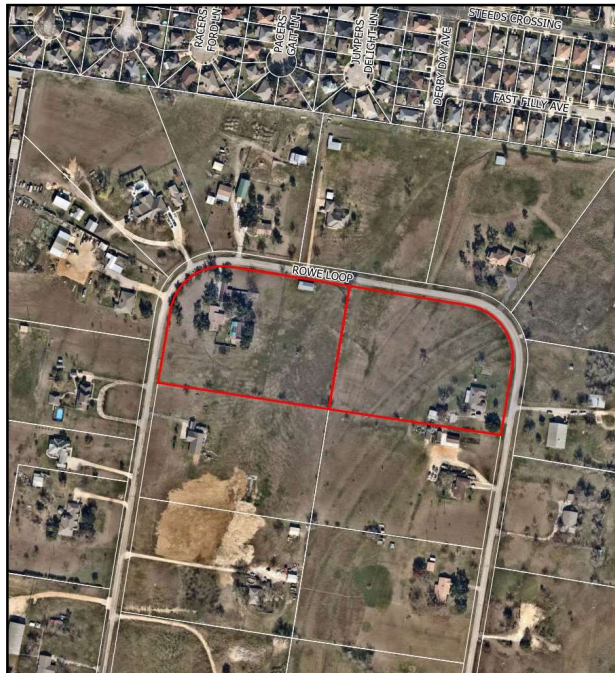
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**SUBJECT:** Receive public comment and consider recommendation regarding a rezoning application for an approximate 10.53 acre tract of land locally addressed 1917 and 1931 Rowe Loop, from Agriculture/Development Reserve (A) to Single-Family Residential (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 1917 and 1931 Rowe Loop Rezoning (REZ2024-000156).

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**SUMMARY OF REQUEST:** The applicant is requesting to rezone their approximately 10.53-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.

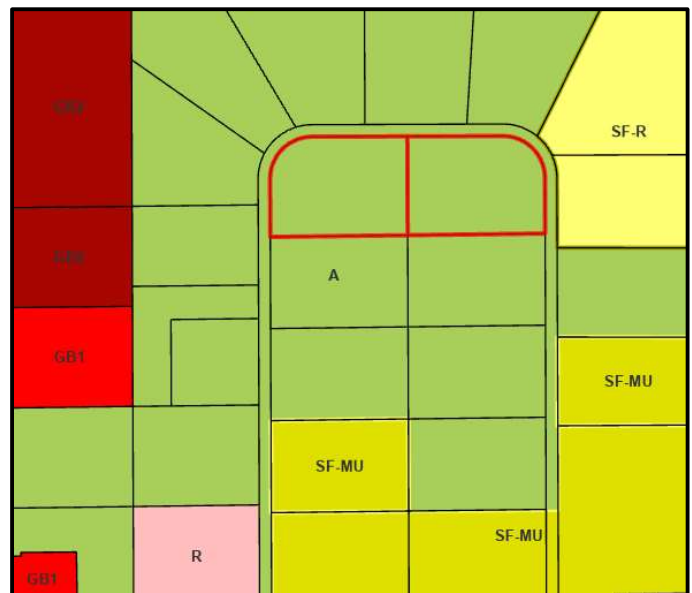
**LOCATION:** The subject properties are located in the northern interior corners of Rowe Loop, south of the Steeds Crossing Subdivision, and west of the Commons at Rowe Lane which is an ETJ subdivision.



**Location Map**

**HISTORY:** The Rowe Loop subdivision was annexed in 2007 (ORD 920-07-12-11) 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. The Agricultural/ Development Reserve (A) District identifies where agricultural uses may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped but identified as an area with growth potential.

**SURROUNDING ZONING AND LAND USE:** The properties are currently zoned Agriculture/Development Reserve (A), as are many of the properties that front onto Rowe Loop, which are mostly larger estate lots. This neighborhood has experienced a transition through recent rezonings to the Single Family Residential (SF-R) district, the Single-Family Mixed-Use District (SF-MU), and the Retail (R) district. Properties along the east side of Rowe Loop were rezoned to Single-Family Mixed Use in 2022. Closer to Rowe Lane, the parcels that front on to Rowe Lane were rezoned to the Single-Family Mixed Use (SF-MU) district in 2010 and are built out as a duplex development within a condominium subdivision, which are served by internal private streets. Across Rowe Loop to the east the two lots were rezoned to Single-Family Residential (SF-R) in 2022 and are currently going through the subdivision process to extend public roads and create 44 single-family lots.



Adjacent	Base Zoning District	Existing Land Use
North	Agricultural/Development Reserve	Single-Family Detached, Large Lot
South	Agriculture/Development Reserve	Single-Family Detached, Large Lot
East	Single Family- Residential	Single-Family Detached, Large Lot
West	Agriculture/Development Reserve	Single-Family Detached, Large Lot

**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. 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 in April 2022. 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.

**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 reconstructed to city standards. The Rowe Loop reconstruction is part of the reconstruction three package. This package was recently put out for bid and a contractor should be chosen in the coming weeks. Rowe Lane is a proposed four-lane divided, minor arterial road, which at full build out is approximately 100’ of right-of-way.

**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 denser than the parcels that are immediately adjacent to the two parcels. There are several large lots along the north of Rowe Loop that remain Agricultural/Development Reserve.

The neighborhood has started transitioning along Rowe Lane, especially along the eastern side of the subdivision and the proposed parcels are directly across the street from the most recent rezoning to Single-Family Residential. In recent years, this neighborhood has started the transition from the large lot single-family to denser residential. While this rezoning is not contiguous with the most recent rezoning to Single-Family Residential, it is adjacent and extends the transition. This rezoning would create an island of Agricultural/ Development Reserve between the Single-Family Mixed Use (SF-MU) to the south and the proposed Single-Family Residential (SF-R). However, in recent years staff has seen a trend of transition to the denser residential along the eastern portion of Rowe Loop. This rezoning would help to extend the

current gradual transition from the southern denser residential to the large lot single-family that exists along the western portion of 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. The request is in line with the Future Land Use as identified on the Future Land Use Map (FLUM). The proposed rezoning to SF-R is less intense than the SF-MU districts to the south, and facilitates a transition. 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.

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:**

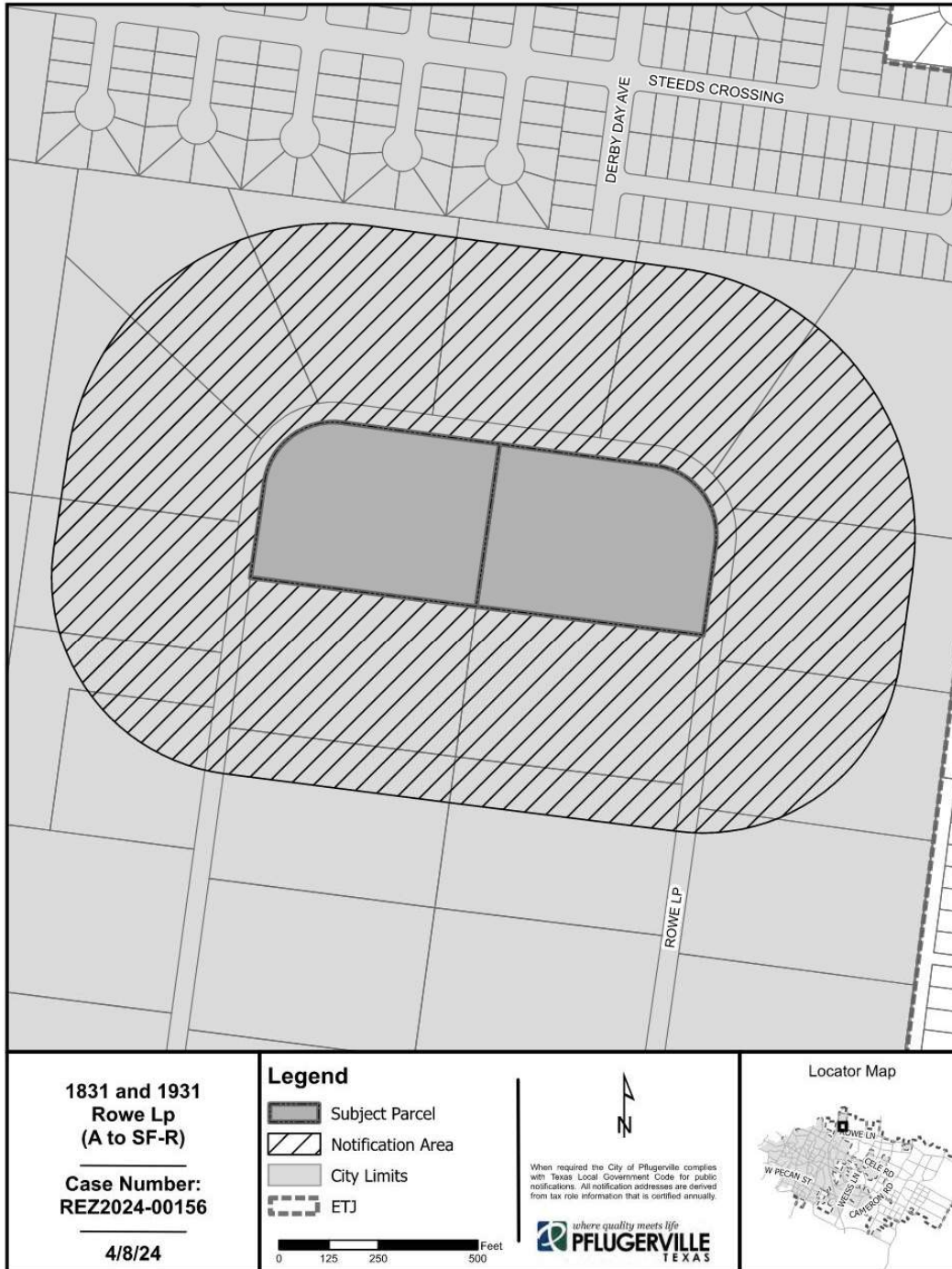
Newspaper notification was published, letters were mailed to property owners within 500 feet of the property within the city limits, and signs were posted as required.

**ATTACHMENTS:**

- Notification Map
- Applicant Request
- Development Standards



**NOTIFICATION MAP:**



**Applicant Request**

Dear Planning Department,

I am writing to formally request the rezoning of my property located in Pflugerville, TX from its current Agricultural (AG) zoning to Single-Family Residential (SFR) zoning. This request is driven by the goal to enhance the property's value and utilize it for its best possible use, which aligns with the city's growth and development objectives.

The current zoning designation does not reflect the property's highest and best use. Rezoning to SFR will not only maximize the property's value but also contribute positively to the city's housing stock by providing more rooftops, which are in demand. We are eager to begin this development and understand that this process may involve working towards an approved site plan. However, we would like to mitigate engineering costs by undertaking feasible tasks ourselves as property owners.

Currently, the property is listed above market value. We are aware that site improvements are necessary to realize its potential, and a prerequisite for these improvements is the rezoning to SFR. This step is crucial for our investment and will also benefit the city by providing additional housing.

Moreover, there are existing utilities available on the property, which further supports its suitability for residential development. Additionally, the principle of conformity supports our request, as neighboring parcels have already been rezoned to SFR. This creates a precedent and aligns our request with the existing land use pattern in the area.

As property owners, we believe that our request for rezoning should not require excessive justification, given the surrounding zoning changes and the property's potential contribution to the community. We seek confirmation that the city recognizes the fairness and reasonableness of our request.

We appreciate your consideration of our rezoning application and look forward to working with the Planning Department to achieve a successful outcome for both the property and the City of Pflugerville.

**Pictures:**

**1917**

**Looking Southwest from Rowe Loop**



**Looking South from Rowe Loop**





**1931 Rowe Loop**

**Looking southwest from Rowe Loop**



**Looking south from Rowe Loop**

