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**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	12/06/2021	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>City Council:</b>	01/11/2022	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.:</b>	REZ2107-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to rezone an approximate 5.011-acre tract of land locally addressed 2118 Rowe Loop from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU); to be known as 2118 Rowe Loop Rezoning (REZ2107-01).

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**LOCATION:** The subject parcel is located generally on the eastern side of Rowe Loop along the eastern extent of the road west of the Commons at Rowe Lane subdivision.



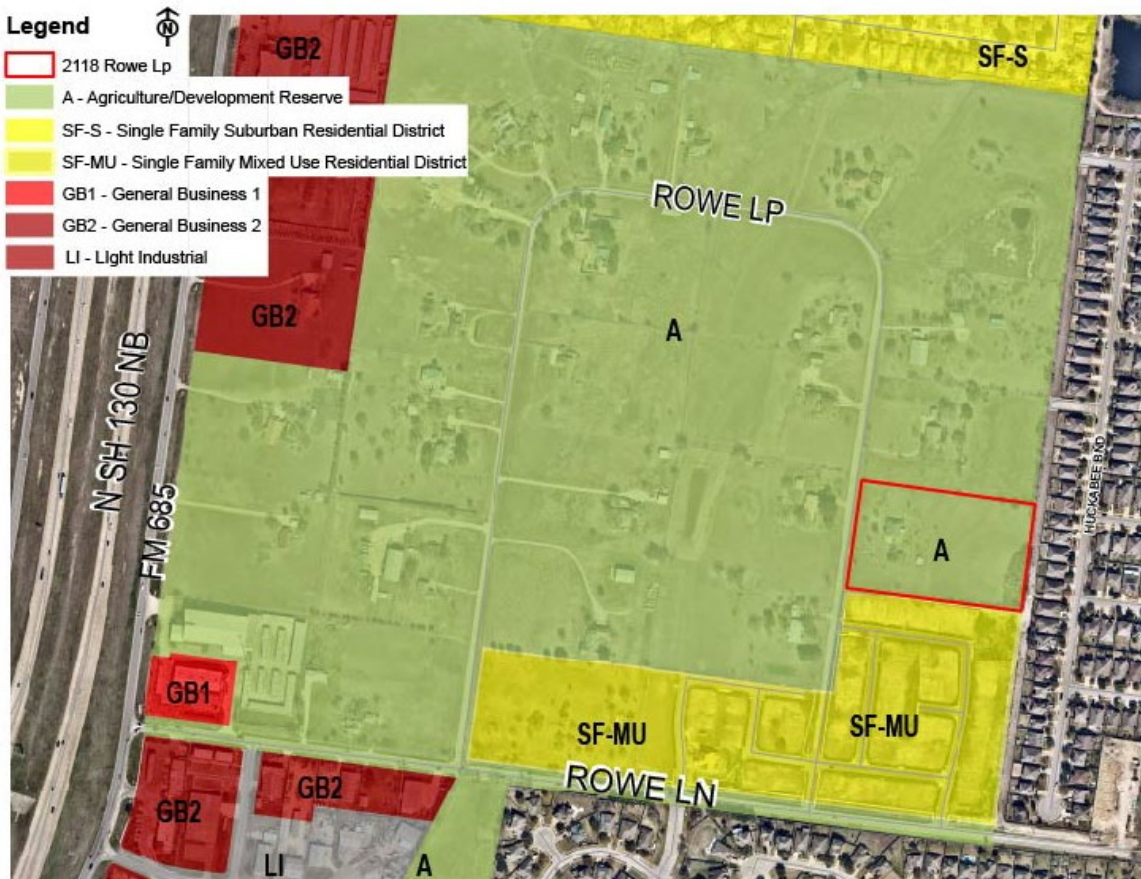
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**BACKGROUND/REQUEST:**

The property is an unplatted, 5.011-acre tract of land. The parcel contains a roughly 1,857 square-foot house and two detached wooden storage sheds of varying sizes.

The applicant is seeking to develop the land for the purpose of establishing a single-family condominium regime. They are aware that the area is currently residential and not prime for commercial development. Due to the adjacent land uses and zoning to the south, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU).

**SURROUNDING ZONING AND LAND USE:** The property is currently zoned Agriculture/Development Reserve (A). The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.



Adjacent	Base Zoning District	Existing Land Use	Future Land Use
North	Agriculture/Development Reserve	Single-Family	Low to medium density residential
South	Single-Family Mixed-Use	Rowe Lane Duplex Condominiums	Low to medium density residential

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East	ETJ	Commons at Rowe Lane Subdivision	Low to medium density residential
West	Agriculture/Development Reserve	Single-Family	Low to medium density residential

**ZONING HISTORY:** The Rowe Loop area was annexed on December 11<sup>th</sup>, 2007 (ORD 920-07-12-11). The Agriculture/Development Reserve (A) district is the base zoning district applied to land following annexation.

The Agriculture/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.

**PROPOSED DISTRICT:** The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU). The SF-MU zoning district is intended to address small lot, single family detached, and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed-use neighborhood and when the non-residential use is located per the conditions outlined in the Unified Development Code, including being located along a major thoroughfare. Development regulations and permitted land uses are included as an attachment in this staff report.

Subchapter 4.2.4 A outlines the general regulations for each residential district. The SF-MU district does not have a minimum site area but does have two levels of maximum site area: 20 acres for a single use and 40 acres for multiple uses.

**COMPREHENSIVE PLAN:** The Land Use Vision Plan created in 2009, identifies the area for low to medium density residential, mixed-use to west, and medium to high density residential to the southwest. The low-density residential designation includes areas with .5 to six (6) units per acre. The medium density residential designation includes single family or multifamily homes located in areas with densities between six (6) and 15 units per acre. The medium-density classification emphasizes a wide range of residential building types and uses may range from single-family developments to multi-family developments including duplexes and condominiums. In 2019 and 2020, the city updated the Transportation Master Plan as well as the Water and Wastewater Master Plans, which serve as an extension of the city’s comprehensive plan. In all three of these updates, the land use assumptions for the subject area were calculated to reflect low to medium density residential development. The Transportation Master Plan



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(TMP) identifies Rowe Lane as a Minor Arterial Road, which, at full build-out, will be a four lane-divided roadway with a right-of-way width of 100 feet.

The proposed rezoning aids in achieving Goal 1 of the Land Use and Development Character Goals of the Comprehensive Plan:

- Goal 1: The supply, location, and type of housing will be diverse in order to meet the projected needs of the Pflugerville community in 2030, create a balanced community, and ensure residents have housing options for all phases of their lives.

In November 2020, Pflugerville voters approved \$101.7 million in bonds for transportation projects including \$20.3 million for the purpose of reconstructing neighborhood and collector roadways as identified as part of the City's Pavement Condition Analysis. Roadways will be fully reconstructed in accordance with City of Pflugerville design criteria. Rowe Loop was included in this pavement analysis. According to the 2020 Transportation Bond Program Schedule, the street reconstruction may begin as early as mid-2023. At time of staff report, design for street reconstructions has not begun, and no further details are available.

### **PLANNING AND ZONING COMMISSION:**

On December 6, 2021, the Planning and Zoning Commission held a public hearing for the proposed rezoning. Several residents spoke in opposition of the request. The residents were not in favor of the increased density. The proposal was voted in recommendation of denial. The commissioners cited the poor conditions of Rowe Loop and the potential increase in density adjacent to larger single-family lots.

### **STAFF RECOMMENDATION:**

This area of the city is seeing significant growth. It is evident through the change in land uses for the parcels along Rowe Lane as well as nearby parcels along FM 685, that this area is seeing a transition from what used to be predominately large farm lots, to a mixture of lot sizes and uses. The proposed Single-Family Mixed-Use (SF-MU) district is consistent with the zoning to the south as well as zoning to the southwest of the subject parcel. The permitted land uses are compatible with the adjacent residential uses and the conditions required for a commercial use limits this parcel to residential uses, preventing a potentially incompatible nonresidential land use.

The Unified Development Code (UDC) limits the zoning of SF-MU to a maximum of 20 acres unless another housing type is proposed. If multiple use types are proposed an area is allowed to have up to 40 acres of SF-MU zoning in one area. While this development will be adjacent to the SF-MU property to the south which is adjacent to SF-MU to the east, the applicant is proposing a different housing type than what is under review and construction for those adjacent parcels. The existing SF-MU parcel to the south is part of the Rowe Lane Condominiums (14.41 acres in total), this is a duplex condominium project currently under construction. The SF-MU parcel to the southwest (5.08 acres), adjacent to the Rowe Lane Condominiums, is the proposed Lakeside Amenity Center, currently under site development review. If this rezoning is approved, the total area zoned SF-MU will be approximately 24.54 acres.

The comprehensive plan documents identify the area for low to medium density development. The proposed rezoning is consistent with Goal 1 of the Land Use and Development Character Goals that identifies the supply,

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location, and type of housing will be diverse. The proposed SF-MU district will increase the available residential opportunities in the area.

The proposed zoning district is compatible with the adjacent land uses and allows for low to medium density residential development consistent with the City's adopted Comprehensive Plan. Staff recommends approving the proposed rezoning of the 5.011-acre tract of land, located on the eastern extent of Rowe Loop, north of Rowe Lane and west of the Commons at Rowe Lane, from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU).

**NOTIFICATION:**

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

**ATTACHMENTS:**

- Notification Map
- Zoning Map
- Survey
- Subject Site Photos
- Applicant Request
- SF-MU Development Regulations



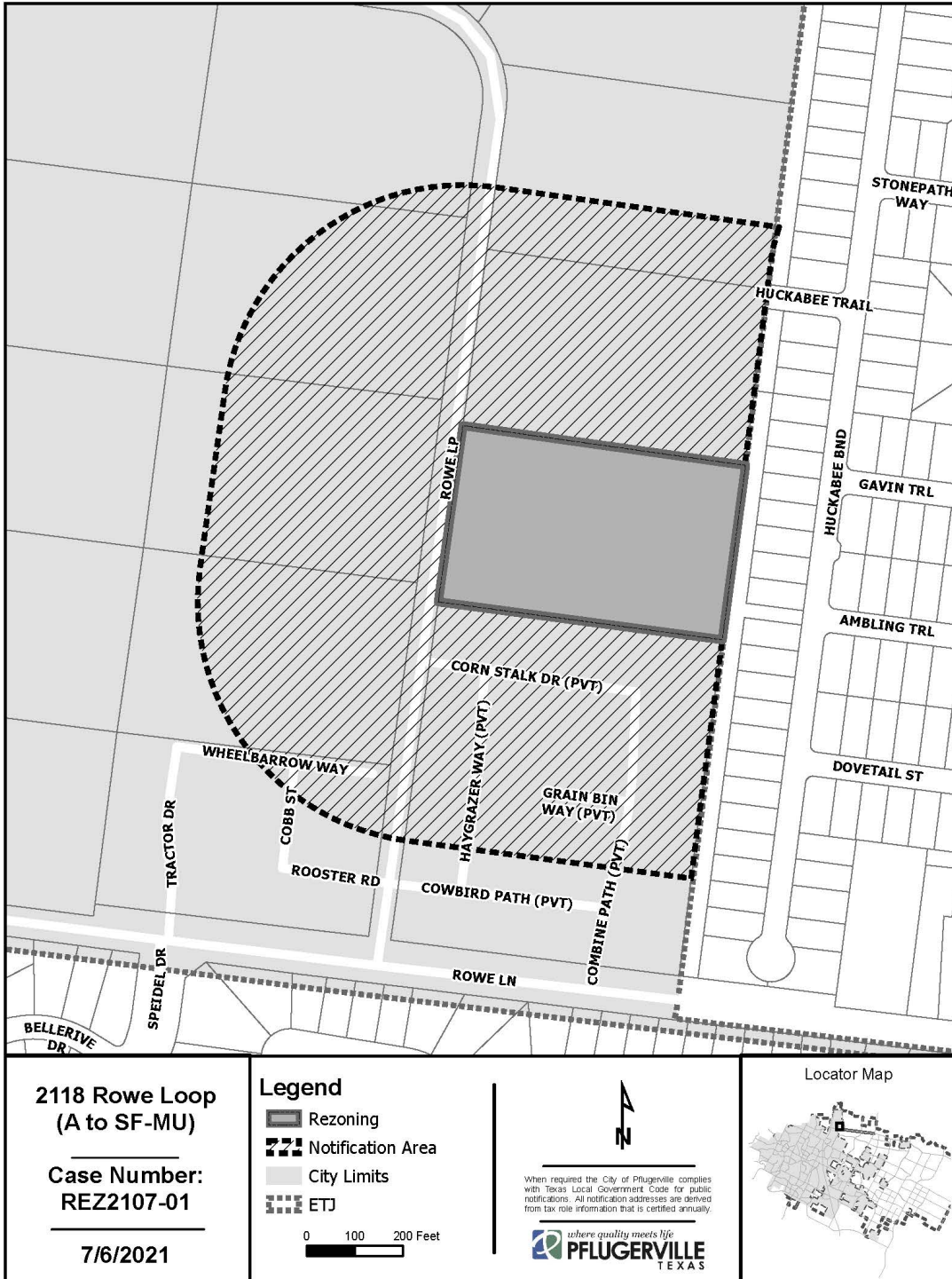
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Commission

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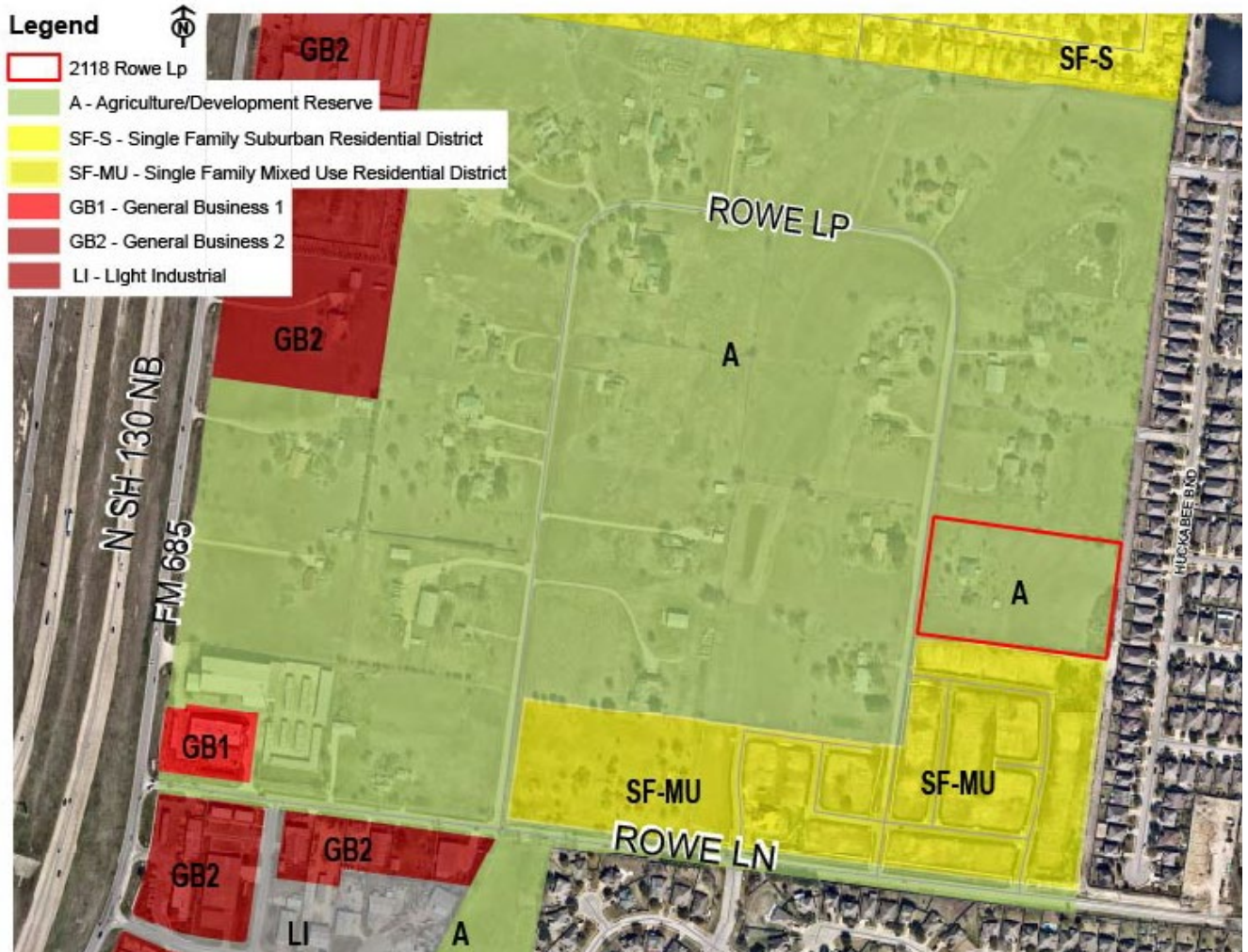
NOTIFICATION MAP:

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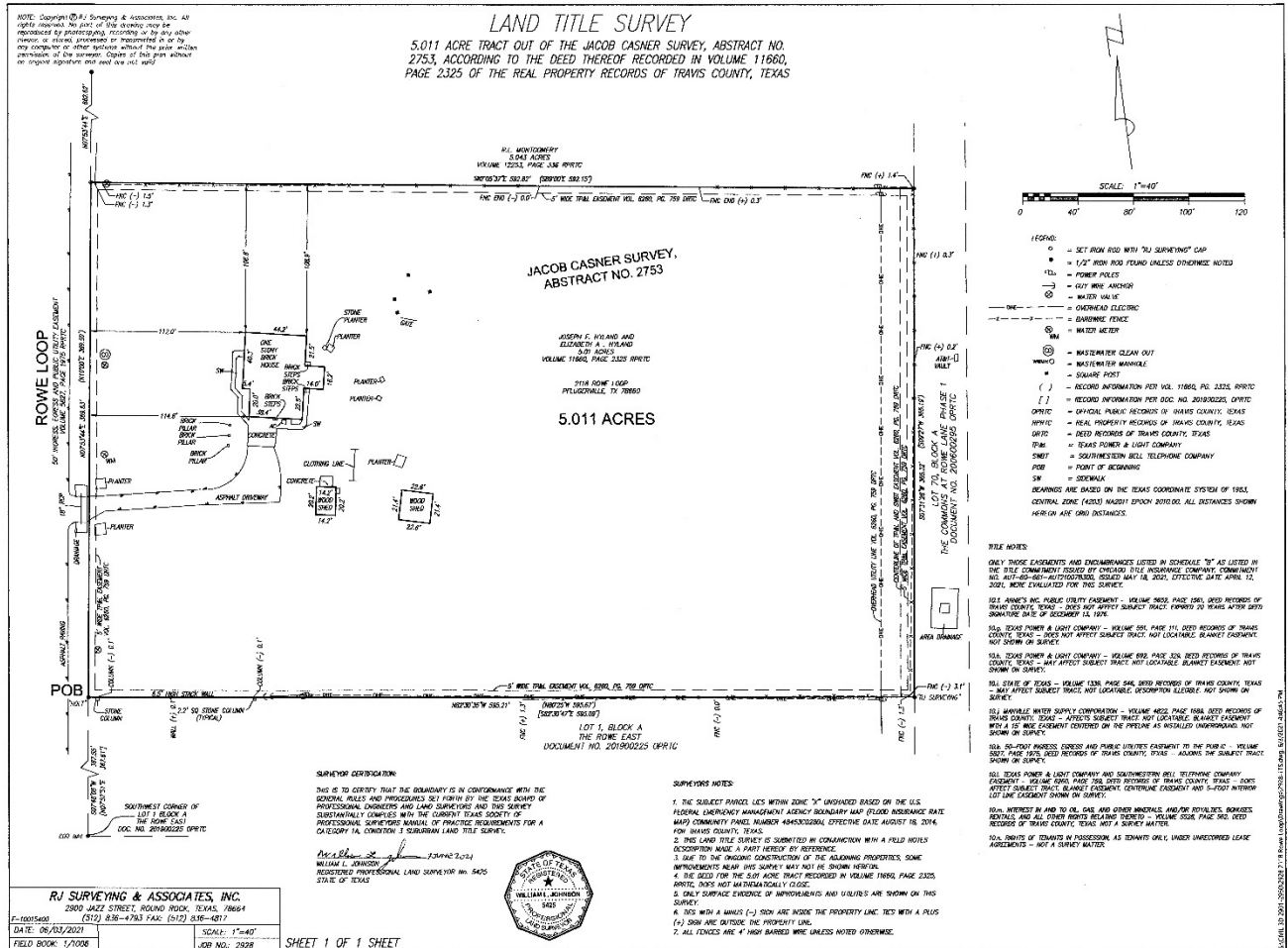
ZONING MAP:

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SURVEY:





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**SUBJECT SITE:**



**Looking north on Rowe Loop**



**Looking onto the property from the north**

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**Property Located Across 2118 Rowe Loop**



**Property to the south**

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**APPLICANT REQUEST:**



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**Tiemann Land and Cattle Development, Inc.**

July 2, 2021

Tiemann Land and Cattle Development, Inc.  
21100 Carries Ranch Road  
Pflugerville, TX 78660

City of Pflugerville Planning Department  
P.O. Box 589  
Pflugerville, TX 78691

Re: 2118 Rowe Loop Zoning Application to SF-MU

To whom it may concern,

We respectfully request to change the zoning designation on the 5 acres located at the street address of 2118 Rowe Loop to Single Family Mixed Use Residential (SF-MU). Our primary intention for the property is a residential condo development. Please contact me should you have any questions regarding this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew R. Tiemann".

Matthew R. Tiemann  
President  
[mtiemann@tlcdevelopment.com](mailto:mtiemann@tlcdevelopment.com)