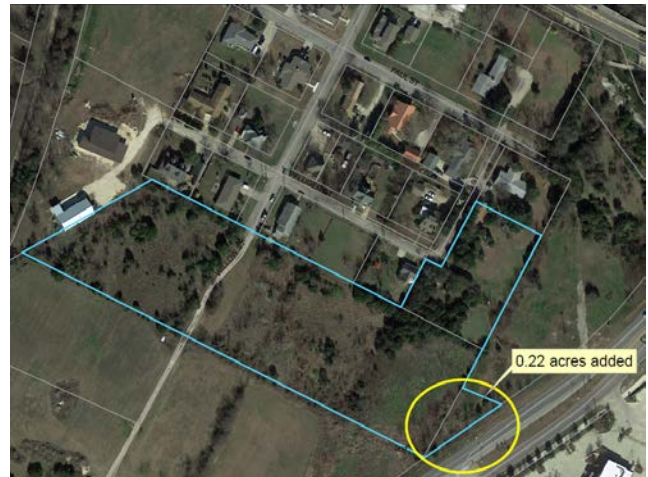

STAFF REPORT

Planning & Zoning:	2/4/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
City Council:	2/12/2019	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1812-03	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application for the rezoning of two tracts located generally south of the Willow St terminus and east of the E. Pfluger St terminus for a total of 7.20 acres. The proposed request is to rezone the south 6.06 acres from Retail (R) and General Business 1 (GB1) to Single Family Mixed Use (SF-MU) District, and the east 1.14 acres from Single Family Suburban (SF-S) to Single Family Mixed Use (SF-MU) District; all to be known as Townhomes of Old Town East Rezoning. (REZ1812-03).

LOCATION:

The proposed property includes land located generally southwest of the FM 685 and Pecan Street intersection, along the southern and eastern boundary of the Wuthrich subdivision. Willow St. currently terminates into what is being identified as the southern tract which includes 6.06 acres of land currently zoned Retail (R) and General Business 1 (GB1). The southern tract includes a small 0.22-acre, triangularly shaped piece of property that is new to the proposed request and provides a connection to Dessau Rd.



E. Pfluger St. currently terminates into what is being identified as the eastern tract, which includes 1.14 acres zoned Single Family Suburban (SF-S). The proposed request for rezoning does not include Bohls St. None of the described land is currently within the Downtown District Overlay.

PROPOSAL:

The proposed request is to rezone the property from Retail (R), General Business 1 (GB1), and Single Family Suburban (SF-S) district to Single Family Mixed Use (SF-MU) district to provide the opportunity for establishing single family attached and single family detached products. According to the applicant, if the zoning is approved the property is proposed to be established into a single-family detached condominium development.

On July 2, 2018, the Planning and Zoning Commission held a public hearing and recommended denial of a similar rezoning of the property. The Commission's recommendation for denial was derived from concerns received from the neighborhood related to traffic and not having a direct vehicular connection with Dessau

STAFF REPORT

Rd. Following the Planning and Zoning Commission meeting, the applicant withdrew the former request and has worked to obtain an additional 0.22 acres of property adjacent to Dessau Rd. The proposed request to the Single Family Mixed Use (SF-MU) district includes the additional land and removes Bohls St. from the rezoning request.

BACKGROUND:

The 1.14-acre tract was part of the original tract of land that became the City limits when Pflugerville incorporated in 1965 (ORD No. 1-65-09-20) and was zoned to Residential with the first zoning ordinance in 1974 (ORD No. 55-7-15-74). Through time, the nomenclature of the districts have changed, however the zoning has always remained for a single-family use, including the current zoning Single Family Suburban (SF-S).

The 6.06-acre tract was annexed in 1999 (ORD No. 550-99-06-08) and subsequently zoned to Agricultural Open Space (A-O). Following annexation, a City initiated rezoning of the newly annexed land occurred (ORD No. 566-99-11-09) and included the subject tract. At the request of the neighboring Creekside neighborhood, the Transitional Business (TB) zoning district was applied to all property within 200-ft of the Mo-Kan ROW, to provide a buffer to the Creekside residential subdivision. The remainder was zoned to the General Business (GB) district, which became General Business 1 (GB1) in 2007 when GB was divided.

ZONING and LAND USE:

Surrounding zoning and land uses are summarized in the table below:

Adjacent	Base Zoning District	Existing Land Use
North	Single Family Suburban (SF-S)	Single family homes
South	General Business 1 (GB1)	Single family home
East	General Business 1 (GB1)	Unimproved
West	Single Family Suburban (SF-S)	Single family homes

(Refer to Attachments for Zoning Map)

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. 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.”

- Permitted residential land uses: Single Family Detached, Single Family Attached (3 or more units) Townhome, and Condominium.
- Permitted non-residential uses: Government Facilities, Park or Playground, Personal Services, and Place of Worship.
- Conditional uses include: Accessory Dwelling Unit, Live Work Unit, Amenity Center, Brewpub/Wine Bar, Day Care Facility, Dry Cleaning (minor), Farm/Ranch (orchard, vineyard, garden), Financial Institution, Health/Fitness Center, Massage Therapy, Museum/Art Gallery, Personal Services,

STAFF REPORT

Restaurant, Retail Sales and Services, and Utilities. Conditions associated with these land uses are described in Section 4.2.3 of the UDC.

COMPREHENSIVE PLAN:

The Preferred Land Use Vision Plan currently identifies the area as “Low to Medium Density Residential” within close proximity to “Mixed Use” and “Community Centers”. The proposed rezoning will offer an opportunity to provide a variety of housing types in an infill environment which is consistent with the Land Use and Development Character Goal 1 of the Comprehensive Plan which states: *“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.”*



STAFF RECOMMENDATION:

The proposed zoning to the Single Family Mixed Use (SF-MU) district will provide an opportunity to develop infill property with a residential land use, but retain an ability for limited non-residential uses with conditions to ensure compatibility with the adjacent single-family residential developments. The proposed request will offer an opportunity for a variety of housing types, while providing a transition into one of the original neighborhoods. The proposed request is in conformance with the Comprehensive Plan and Staff recommends approval.

NOTIFICATION:

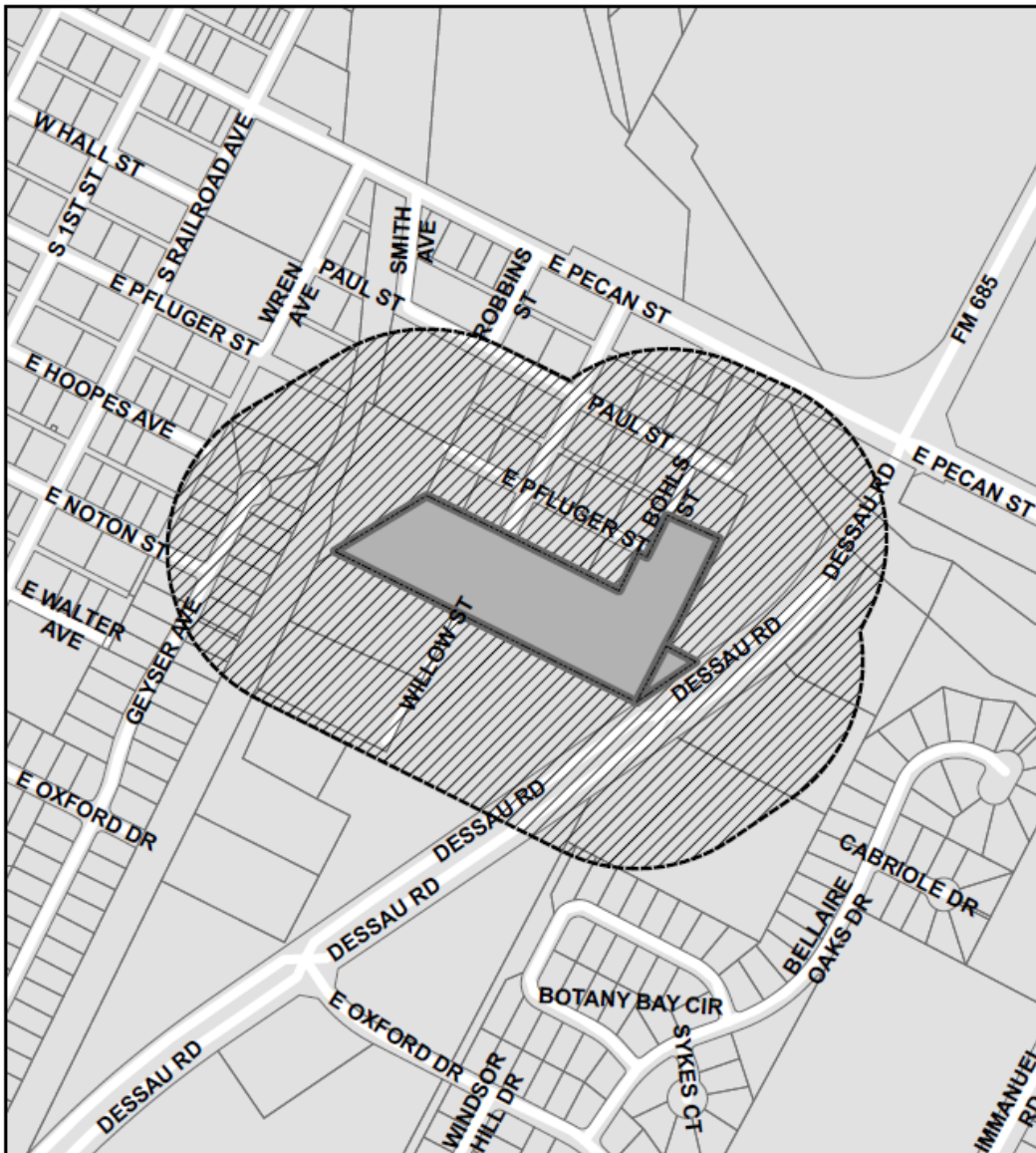
Newspaper notification was published, notification letters were mailed to property owners within 500 feet of the property, and signs were posted in accordance with the minimum notification requirements. Several inquiries were received regarding the proposed request, with several residents expressing concern with added traffic and the extension of Willow Street. One resident expressed support for the proposed request.

ATTACHMENTS:

- Notification map
- Zoning map
- Site photos
- Request

STAFF REPORT

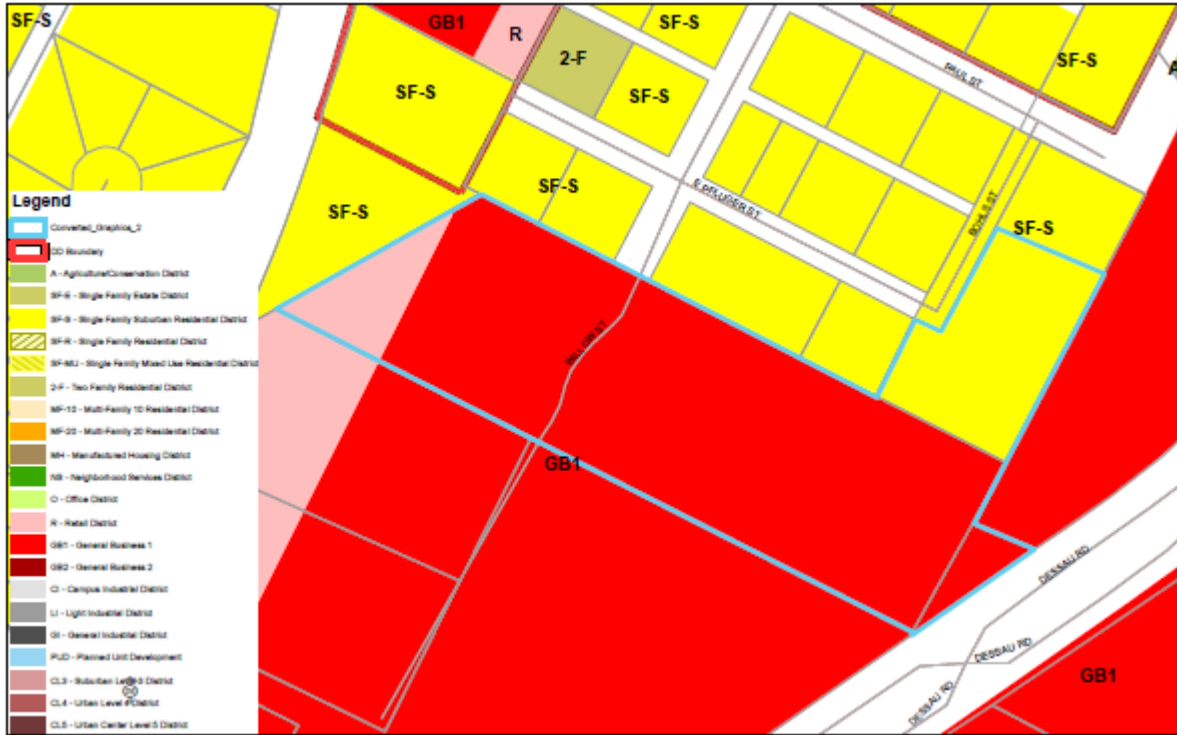
NOTIFICATION MAP



<p>Townhomes of Old Town East (SF-S, GB-1, & R to SF-MU)</p> <p>Case Number: REZ1812-03</p> <p>12/10/2018</p>	<p>Legend</p> <ul style="list-style-type: none"> Rezoning Notification Area City Limits <p>0 250 500 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>Locator Map</p>
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STAFF REPORT

ZONING MAP



STAFF REPORT

SITE PHOTOS:



Southern tract located at south end of Willow St.



Approximate 1.25-acre tract located at east end of E. Pfluger St.

APPLICANT REQUEST:



December 10, 2018

Mayor and Council
Chairman and Members, Planning and Zoning Commission
City of Pflugerville
P.O. Box 589
Pflugerville, TX 78691

Re: Townhomes of Old Town East
Rezoning Request

On behalf of our client, we have submitted a Rezoning application request for the Townhomes of Old Town East project. The property consists of approximately 7.20 acres of land in Pflugerville, Texas southwest of the intersection of Pecan Street (FM 1825) and Dessau Road, specifically south of the termination of Willow Street.

The property is currently zoned Single Family Suburban Residential District (SF-S), General Business 1 (GB1), and Retail (R) and is currently undeveloped land. Adjacent zoning consists of SF-S to the north and west, and GB1 to the east and south. The requested zoning for this property is Single Family Mixed Use Residential District (SF-MU).

The proposed project is planned as a condominium regime with single-family detached homes with front entry garages which is consistent with the SF-MU district requirements. The requested zoning change was discussed with City staff during a pre-development meeting held on May 24, 2018.

A previous zoning application, REZ1805-01, was submitted for review earlier this year and recommended for denial by the Planning and Zoning Commission at its regularly scheduled meeting on July 2nd, 2018. The case was subsequently scheduled for City Council consideration on August 28, 2018 pending resolution by the Applicant of pending additional access issues. Those issues were unresolved at the time of the scheduled public hearing and no action was taken by the Council. The application was considered withdrawn. Since then, then Applicant has acquired additional adjacent property that will allow the requested access to Dessau Road.

STAFF REPORT

Townhomes of Old Town East
Rezoning Request
December 10, 2018
Page 2 of 2

Existing improvements on the property include a portion of a metal barn and a gravel drive. The landowner of the house north of the tract, and shown on the survey, will be responsible for removal/relocation of the metal barn from the property, and the gravel drive will be replaced by extension of Willow Street through the tract and within platted public right-of-way.

Please contact me if you have questions or need additional information concerning this request.

Sincerely,
Pape-Dawson Engineers, Inc.



Dustin Goss, P.E., LEED® AP
Vice President

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