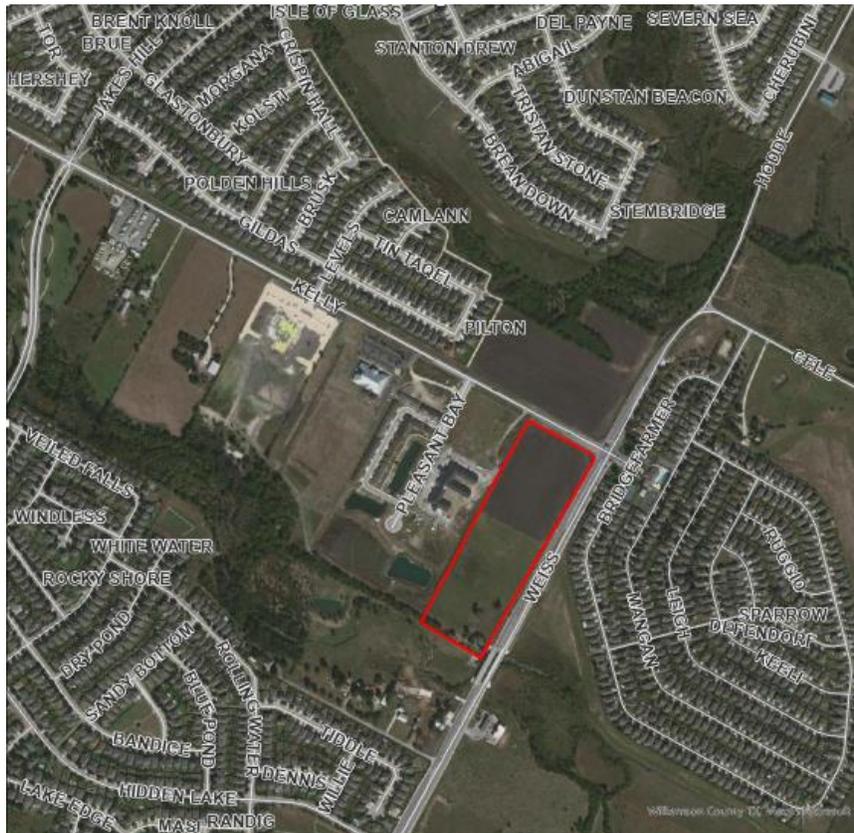

STAFF REPORT

Planning & Zoning:	12/6/2021	Staff Contact:	Robyn Miga, Planning Manager
City Council:	1/11/2022	E-mail:	robynm@pflugervilletx.gov
Case No.:	REZ2111-01	Phone:	512-990-6303

SUBJECT: To receive public comment and consider an application to rezone an approximately 17.466-acre tract of land situated in the Edward Flint Survey No. 11, Travis County, Texas from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10); to be known as Weiss/Kelly Rezoning (REZ2111-01).

LOCATION: The subject property is located south of Kelly Lane and west of Weiss Lane, and east of Pleasant Bay, more specifically known as 18909 Weiss Lane.



Location Map

STAFF REPORT

BACKGROUND/REQUEST: The subject property is an approximately 17.466-acre tract of land, not currently platted. The property is currently undeveloped and was annexed into the city in 1999, and subsequently zoned to Agriculture/Development Reserve (A).

The applicant is seeking to rezone the property with the intent to develop low-density multi-family, as allowed in the MF-10 zoning district. They are taking into consideration the surrounding land uses, as well as the comprehensive plan's recommendation for low to medium density residential in this area, which recommends up to 15 residential dwelling units per acre. Furthermore, the surrounding uses in this area are compatible with the proposed residential use. For this reason, the applicant requested to rezone the property from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10).



Zoning Map

SURROUNDING ZONING AND LAND USE: The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

Adjacent	Zoning District	Use	Comprehensive Plan
North	ETJ	Vacant (proposed convenience store)	Low to medium density residential, parks and open space
East	ETJ, General business 2 (GB2), and Light Industrial (LI)	Single-family	Low to medium density residential, parks and open space
South	Agriculture/Development Reserve (A)	Undeveloped, large lot residential	Low to medium density residential, parks and open space

STAFF REPORT

West	Retail (R)	Assisted Living and Memory Care facility	Low to medium density residential, parks and open space
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ZONING HISTORY: The property was annexed in 1999 by Ord. No. 547-99-06-08 and subsequently zoned to Agriculture/Development Reserve (A) with the annexation, which serves as the city’s reserve zoning district upon annexation by Ordinance No. 547-99-06-08.

PROPOSED DISTRICT: The applicant is proposing to rezone the property from Agriculture/Development Reserve (A) to Multi-Family-10 District (MF-10). The MF-10 zoning district is intended to address opportunities for small, suburban, multi-family developments with up to 10 units per acre. The district should be used as a transition to more intense land uses including major thoroughfares. The allowed uses and development standards for the district are attached separately.

COMPREHENSIVE PLAN: The Land Use Vision Plan in the 2030 Plan created in 2009, identifies the area for low to moderate density residential, as well as parks and open space. The comprehensive plan describes the proposed future land use as follows:



Low-Density Residential: This designation includes single-family homes located in areas with densities between .5 to six units per acre. Low-density neighborhoods should be located on neighborhood streets and collectors.

Medium-Density Residential: This designation includes single-or multi-family homes located in areas with densities between six and 15 units per acre. The medium-density residential classification emphasizes a wide range of residential building types. Uses may range from single-family development to multi-family development, including duplexes and accessory units. Live-work and home offices are allowed secondary uses. Medium-density residential neighborhoods should be located on collectors and major arterials.

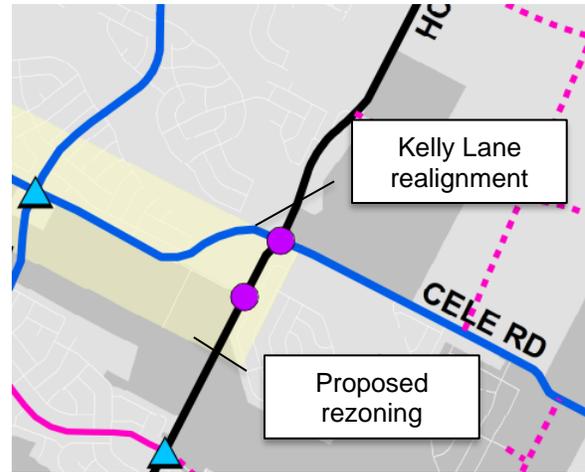
The Parks & Open Space Future Lane Use designation is included in much of this area, because there is a significant amount of floodplain, which the comprehensive plan calls out parks and open space as being a suitable use in those areas.

The proposed rezoning aids in achieving Land Use and Development Character Goal 1:

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.

STAFF REPORT

In addition to the 2030 plan, the City’s adopted Transportation, Wastewater, and Water Master Plans all serve as an extension to the city’s comprehensive plan. In 2019 and 2020, the City updated the Transportation Master Plan, as well as the Water and Wastewater Master Plans. In those documents, land use assumptions are made for parcels throughout the city, similar to the Future Land Use Map that was adopted with the 2030 Plan. The Master Plans are intended to guide the City of Pflugerville for short-term and long-term improvements to infrastructure within the public transit and utility systems. In these plans, this property is called out as low to moderate density residential, as well as parks and open space. More specific to transportation, there are improvements proposed through the 2020 Bond for Kelly Lane, and the City is currently under design for improvements from Falcon Point Blvd. to Moorlynch Ave., as well as the Kelly Lane realignment, which will shift Kelly Lane north to align with Cele Road through the parcel north of this site.



STAFF RECOMMENDATION: The subject property is located at the southwest corner of Kelly (minor arterial) and Weiss Lane (major arterial) and is bound on two sides by the city’s extraterritorial jurisdiction (ETJ). Immediately west of this property is an assisted living and memory care facility, as well as 38 age restricted units (19 duplexes). The assisted living site is proposed to continue developing with similar land uses. The property north of this site which includes the right-of-way realignment for Kelly Lane is proposed for a gas station/convenience store, with the remainder of the tract to be developed after the Kelly Lane realignment is complete. The subdivisions generally located around the property proposed for zoning are all located in the ETJ, and include a range of single-family lot sizes, with commercial and some light industrial fronting Weiss Lane. The proposed rezoning request to MF-10 is also consistent with the comprehensive plan, in that the site would not be able to develop at more than 10 units per acre, with the comprehensive plan supporting .5 to 15 units for low to moderate density residential.

The proposed Multi-Family-10 (MF-10) district is compatible with the zoning in the immediate area, and is consistent with the recommendation of the Comprehensive Plan. The land uses allowed in the MF-10 District are also compatible with this neighborhood. The site also has adequate access to transportation, being at the corner of a minor arterial (four (4) lane divided, 100’ right-of-way) and major arterial (six (6) lane divided, 120’ right-of-way). In addition to the roads immediately adjacent, there are significant transportation improvements happening in the general vicinity that will further assist in providing adequate transportation access in this area – including the Kelly Lane realignment, as well as the improvements west of the property.

For these reasons, staff is recommending approval of the rezoning request to Multi-Family-10 for the approximately 17.466 acre site.

STAFF REPORT

NOTIFICATION:

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and two (2) signs were posted on the property. At time of staff report, no inquiries were received.

ATTACHMENTS:

- Zoning Map
- Subject Site Photos
- Notification Map
- Development Regulations/Allowed Uses MF-10 District (attached separately)

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NOTIFICATION MAP:



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ZONING MAP:



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SUBJECT SITE PHOTOGRAPHS:

From Weiss Lane



From corner of Weiss and Kelly Lane



From Weiss Lane



From Kelly Lane

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