



Pflugerville
Planning and Zoning
Commission

STAFF REPORT

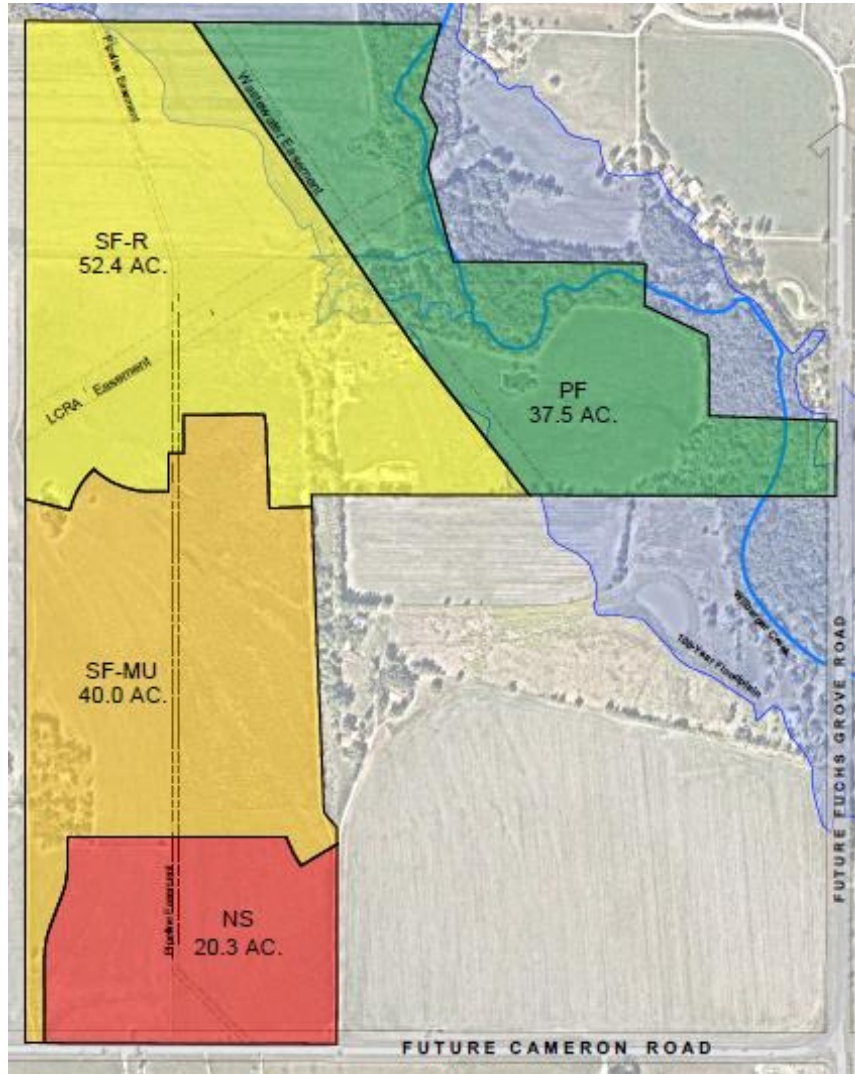
Planning & Zoning: 6/3/2024 **Staff Contact:** Nathan Jones, Planning Manager
City Council: 6/25/2024 **E-mail:** nathanj@pflugervilletx.gov
Case No.: ORD-0774 **Phone:** 512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximately 150.18 acre tract of land situated in the William Caldwell Survey, Abstract No. 162, Survey No. 66, locally addressed 16544 Cameron Road from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Neighborhood Services (NS), and Parks, Facilities and Open Space (PF), to be known as the 16544 Cameron Road Rezoning (REZ2024-00030).

STAFF REPORT UPDATE:

At the May 6th P&Z meeting, the Commission voted to postpone action on the recommendation. Responding to concerns raised at the meeting, the applicant has submitted a revised land use plan. The revised land use plan shows a combined 40-acres of Single-Family Mixed-Use (SF-MU) zoned area, 20.3-acres of Neighborhood Services (NS) zoned area, 52.4-acres of Single-Family Residential zoned area, and 37.5-acres of Parks Facilities and Open Space (PF) zoned area. Additionally, the revised land use plan shows an expansion to the east of the Neighborhood Services zoned area while maintaining the portion of SF-MU that takes access from Cameron Road. The revised land use plan is shown below.

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Revised land use plan

What follows is the original staff report, along with the staff analysis, findings, and recommendation.

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|-------------------------------|-----------|-----------------------|--------------------------------|
| Planning & Zoning: | 5/6/2024 | Staff Contact: | Nathan Jones, Planning Manager |
| City Council: | 5/28/2024 | E-mail: | nathanj@pflugervilletx.gov |
| Case No.: | ORD-0774 | Phone: | 512-990-6300 |

SUBJECT: To receive public comment and consider an application to rezone an approximately 150.18 acre tract of land situated in the William Caldwell Survey, Abstract No. 162, Survey No. 66, locally addressed 16544 Cameron Road from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Neighborhood Services (NS), and Parks, Facilities and Open Space (PF), to be known as the 16544 Cameron Road Rezoning (REZ2024-00030).

LOCATION:

The subject tract is generally located at the southeast corner of Rowe Lane and FM 685.



Location Map

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BACKGROUND/REQUEST:

The subject tract is approximately 150.18 acres of unplatted farmland. The landowner petitioned for voluntary annexation along with this proposed rezoning request, and staff is requesting recommendation on the proposed zoning prior to the parcel being in the city limits. At the time this case goes before City Council for public hearing and consideration, the annexation and rezoning request will be considered separately. Should the annexation request not be approved, the rezoning case will not be considered.

The applicant is requesting to rezone approximately 17.7-acres to Neighborhood Services; approximately 55.2-acres to Single-Family Residential (SF-R); approximately 37.47- acres to Parks, Facilities, and Open Space; and 39.9-acres to Single-Family Mixed Use (SF-MU).

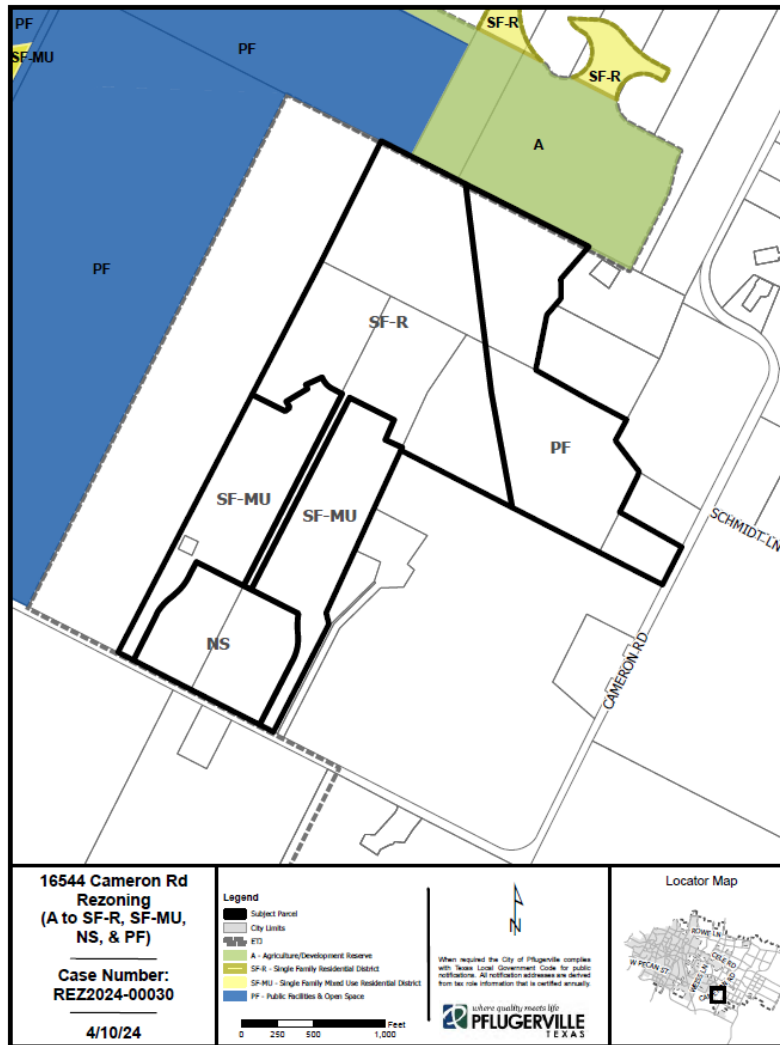
On April 23, 2024, City Council approved the resolution to move forward with the proposed annexation of this property and authorized the City Manager to negotiate the municipal services agreement required by Chapter 43 of Texas Local Government Code. The next steps in this request will be to conduct a public hearing and consider action regarding the annexation of this parcel, which is slated for May 28, 2024.

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 | Park, Facilities, and Open Space (PF) | Unimproved land associated with 1849 Park | Parks and Open Space |
| East | Extraterritorial Jurisdiction | Homesite and farmland | Employment |
| South | City of Austin Extraterritorial Jurisdiction | Homesite and farmland | Outside of our jurisdiction |
| West | Extraterritorial Jurisdiction followed by Park, Facilities, and Open Space (PF) | Homesite and farmland, 1849 Park | Traditional Neighborhood, Parks and Open Space |

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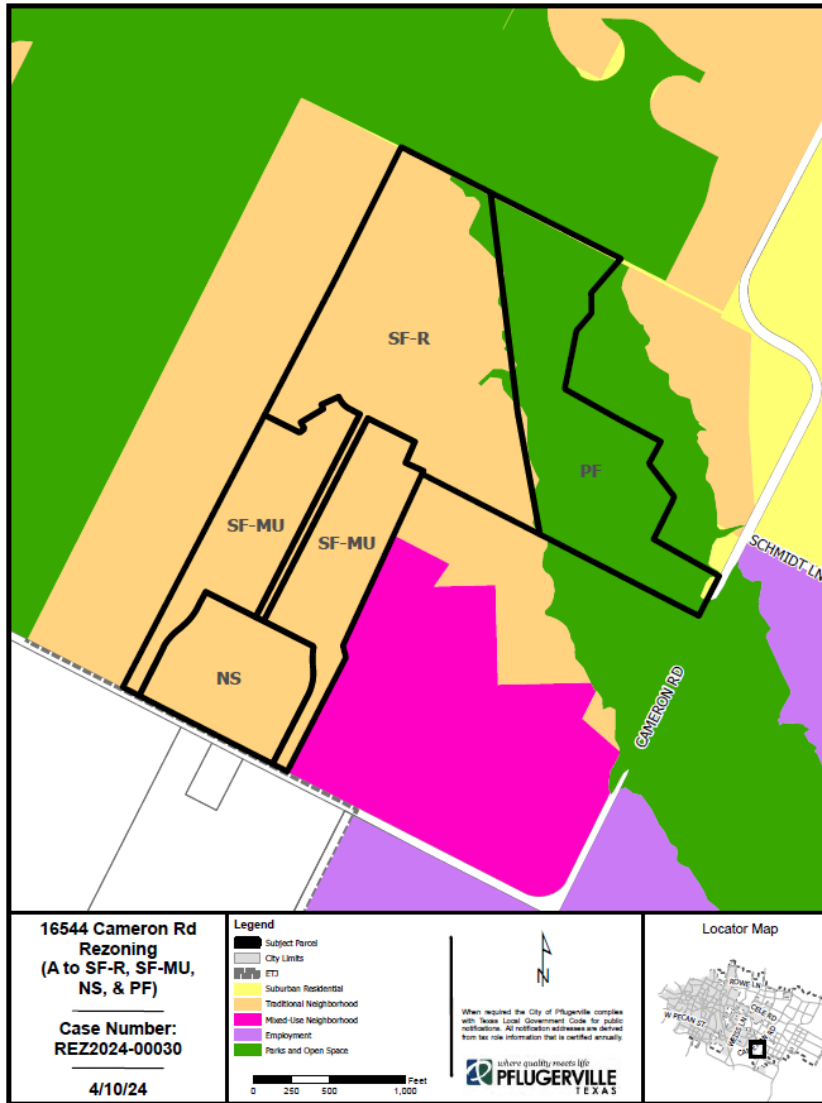
Proposed and Existing Zoning Map

ZONING HISTORY:

The subject tract is currently going through annexation and zoning simultaneously. Should this rezoning request be approved, the parcel will be annexed into the city limits and rezoned at the same City Council meeting. This process was approved through the City’s legal counsel. In the event that the annexation is not approved, the property will not be considered for rezoning.

FUTURE LAND USE MAP:

The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan, adopted in 2022, identifies the area as Traditional Neighborhood and Parks and Open Space.



Aspire Pflugerville 2040 Future Land Use Map

The comprehensive plan describes the proposed future land use for the subject tract as follows:

Traditional Neighborhood:

This future land use district calls for a majority of residential uses, with supportive neighborhood commercial uses appropriate. The Comprehensive Plan provides for uses that are considered appropriate, as well as those that may be considered conditional as a primary use. Among uses that are considered appropriate are single-family small lot and accessory dwelling units and civic uses. Uses that may be considered conditionally are townhomes triplex/fourplex, bungalow/cottage courts, neighborhood shopping center, neighborhood office and commercial, as well as mixed-use neighborhood scale.

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Parks and Open Space:

This land use category is intended to preserve open spaces for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running throughout the City. Parks, trails, and other recreational amenities should be integrated into and easily accessible from residential neighborhoods and developments. These uses are typically allowed in any zoning district; therefore, future park locations are not identified on the Future Land Use Map but are identified in the Parks and Open Space Master Plan.

TRANSPORTATION:

This parcel is bound by Cameron Road along the south and east. Cameron Road in this area is within Travis County's jurisdiction and is not included in the proposed annexation. Cameron Road is identified as a Major Arterial six lane divided roadway (MAD-6) which calls for 140' of ultimate right-of-way width per Travis County requirements.

PROPOSED ZONING:

The applicant is requesting to rezone approximately 17.7-acres to Neighborhood Services; approximately 55.2-acres to Single-Family Residential (SF-R); approximately 37.47- acres to Parks, Facilities, and Open Space; and 39.9-acres to Single-Family Mixed Use (SF-MU).

Those districts are described as:

Single-family Mixed Use (SF-MU) (20-acres and 19.9-acres, 39.9 total acres): The portion proposed for the Single-Family Mixed Use zoning district is within the Traditional Neighborhood designation of the comprehensive plan. Within the Traditional Neighborhood designation, the majority of the development should be residential, but some commercial is appropriate as well so long as it provides for low intense uses. The SF-MU zoning district is described in the UDC as 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. Within the SF-MU district, single-family detached lots would be required to have a minimum lot size of 5,000 sq. ft., and a minimum lot width of 40-feet. Districts greater than 20-acres are required to proposed two or more land uses. Non-residential uses may be considered if cohesively designed as a mixed use neighborhood. The UDC provides additional conditions for non-residential uses within the SF-MU district that require integration with residential uses within the development. The proposal includes two approximately 20-acre districts for a combined total of approximately 40-acres.

Parks Facilities and Open Space (PF) (37.47-acres): The portion proposed for Public Facilities and Open Space (PF) zoning district is generally within the Parks and Open Space designation within the Comprehensive Plan. This future land use designation is given to parcels that are intended for parks and open space, and the features of the land in this designation are typically floodplain. The PF zoning district is consistent with this future land use designation and is proposed for the extension of a regional trail

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system that will improve connectivity in the parks system. The PF zoning district is consistent with the recommendations provided in the comprehensive plan.

Single-family Residential (SF-R) (55.2-acres): The northern area of the development is proposed for the Single-Family Residential (SF-R) zoning district and is located within the Traditional Neighborhood future land use designation in the Comprehensive Plan. Within the Traditional Neighborhood designation, the majority of the development should be residential, but some commercial is appropriate as well so long as it provides for low intense uses. The UDC describes the SF-R district as 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 lot area is a minimum of 7,500 sq. ft.. Consistent with the comprehensive plan, it would provide a variety of housing options for this neighborhood and complement the SF-MU zoning district well, which is seen to be slightly more intense. The SF-R district is intended to be used for master planning larger developments such as this and ensures there is a mix of lot sizes. The conditions require a percentage with some being larger and others allowed to be smaller, depending on the overall acreage of the zoned area.

Neighborhood Services (NS) (17.7 acres): The UDC describes the Neighborhood Services zoning district as established as a limited retail category intended for use by residents of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, free-standing retail structures, such as convenience stores and neighborhood oriented personal service establishments. Sites zoned "NS" should be located on a thoroughfare and generally utilize a site adjacent to one or more logical neighborhood service areas. It is one of the lowest intense commercial zoning districts, and it is intended to provide supportive commercial services to adjacent neighborhoods, without a significant impact. With this property being in close proximity to 1849 Park, and with a significant amount of residential proposed in these areas, this area would have significant potential for commercial/retail traffic for those visiting our parks system, as well the adjacent neighborhoods. Additionally, with the extension of the trail system through this area, it will provide a supportive service that is needed in this part of the city. Staff finds that this zoning district is most appropriate in the Traditional Neighborhood future land use designation for this area of the city because it has minimal impact on the adjacent residential.

UTILITY PROVIDERS:

The subject tract is located within the Manville water service area and the City of Pflugerville's wastewater service area.

STAFF RECOMMENDATION:

The proposed zoning districts of Single-family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Park Facilities and Open Space (PF), and Neighborhood Services (NS) are consistent with the 2040 Aspire Pflugerville Comprehensive Plan and meets the goal of supporting healthy, vibrant neighborhoods that encourage housing variety so that no more than 2/3rds of housing in an area is the same type.

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Additionally, it fosters transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.

The zoning districts proposed here meet these goals. The SF-MU and SF-R zoning districts are designed to promote a variety of residential dwelling types and also allow for neighborhood serving commercial uses to be integrated within the development. Both zoning districts are intended for large, master-planned communities, where attached and detached single-family and townhomes are proposed. Similarly, the uses allowed within the NS zoning district supply the day-to-day needs and personal services of the adjacent residential uses while preserving the neighborhood feel of the development.

For the reasons listed above, staff recommends approval of the proposed rezoning.

NOTIFICATION:

Notification was published in the Pflugerville Pflag newspaper, notification letters were mailed to property owners within 500 feet of the subject tract, and two (2) signs were posted on the right of way frontages along the tract. At time of publication of this staff report, staff has received phone calls but has not received any written statements.

ATTACHMENTS:

- Notification Map
- Comprehensive Plan Map
- Zoning Map
- Proposed Zoning Map
- Existing Conditions Images
- SF-MU, SF-R, PF, and NS Development Regulations Chart
- The Park District
- Traditional Neighborhood