

STAFF REPORT

Planning & Zoning:	10/4/2021	Staff Contact:	Kristin Gummelt, Planner I
City Council:	10/26/2021	E-mail:	kristing@pflugervilletx.gov
Case No.:	REZ2108-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 12.588-acre tract of land generally located south of E Black Locust Dr and north of the northern terminus of Warm Springs Dr. from Agriculture/Development Reserve (A) to Single-Family Mixed-Use Residential District (SF-MU); to be known as The Black Locust Townhomes Rezoning 2021 (REZ2108-01).

LOCATION: The subject property is located generally south of E. Black Locust Dr. and north of the northern terminus of Warm Springs Dr.

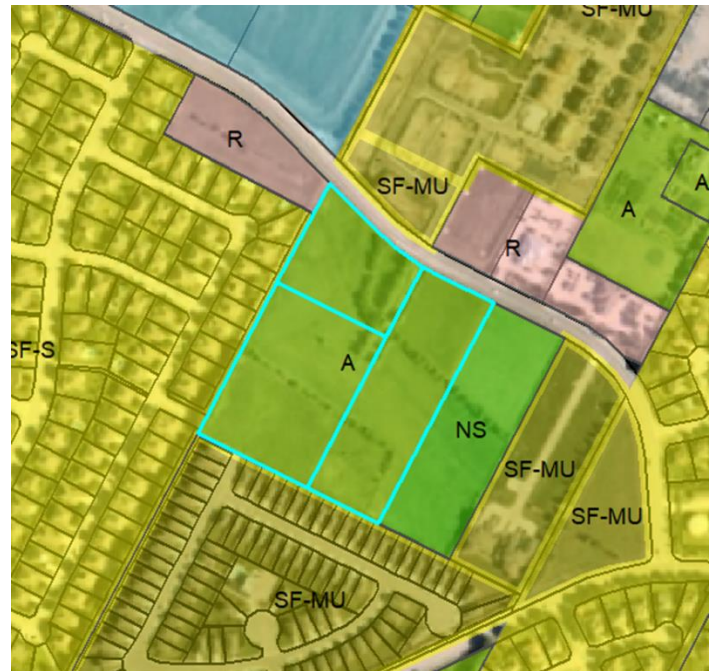


BACKGROUND/REQUEST: Accumulatively the subject parcels are approximately 12.588 acres of land situated in the E. Bebee Survey No. 5, Abstract No. 53, Travis County, Texas, and is not currently platted. The parcels are currently undeveloped with no previous structures. White Poplar Path and Warm Springs Dr. are stubbed into the southwest corner of the property from the Swenson Farms and Village on Legacy subdivisions.

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The applicant is pursuing the rezoning for the purpose of proposing a for sale attached townhome community. With the desired land use, as well as zoning designations/uses of adjacent properties, the applicant requested to rezone the property from Agricultural/ Developmental Reserve (A) to Single Family- Mixed use (SF-MU).

SURROUNDING ZONING AND LAND USE: The property is currently zoned Agricultural/ Developmental 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
North	Single Family- Mixed Use	Attached Townhomes - Cardinal Crossing
South	Single Family- Mixed Use	Detached Single Family-Rental - Legacy
East	Single Family- Suburban	Detached Single Family - Swenson Farms Phase C-2
West	Neighborhood Services	Vacant

ZONING HISTORY: The parcels were annexed into the city in 1999 (ORD 549-99-06-08) and subsequently zoned Agricultural/ Conservation (A). The nomenclature has since changed, and the Agricultural/ Conservation (A) district has since become the Agricultural/ Development Reserve (A) district. The property was previously owned by Pflugerville Independent School District and was previously a potential site for a school but has since been sold and is owned by the applicant.

PROPOSED DISTRICT: The applicant is proposing to rezone the property from Agricultural/ Development Reserve to Single Family- Mixed Use Residential District (SF-MU). The SF-MU zoning district is intended to address small lots, single-family detached and single- family attached (townhome) housing opportunities at

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low to medium densities. Limited non-residential uses may be considered if cohesively designed into the mixed-use neighborhood.

The Single Family- Mixed Use (SF-MU) District uses are provided below:

- **Permitted residential uses:** Condominium, Single Family Attached (3 or more units) Townhomes, Single Family Detached
- **Permitted non-residential uses:** Government Facilities, Park or Playground, Place of Worship
- **Conditional uses:** Accessory dwelling unit; Live Work Unit; Amenity Center, Private (Primary Use); Brewpub/ Wine Bar; Day Care Facility; Dry Cleaning, Minor; Farm, Ranch, Garden, Orchard, or Vineyard; Financial Institution; Health/Fitness Center; Massage Therapy, Licensed; Museum/Art Gallery; Personal Services; Restaurant; Retail Sales and Services; Utilities
- **Specific Use Permit:** Golf Course and or Country Club; School: Private or Parochial

Development regulations for the proposed zoning district vary depending on the use that is developed on the site, however, it is noteworthy that should the proposed use of single-family attached (townhomes) – as proposed by the applicant – be the end use, the site would be limited to six (6) attached units per structure.

COMPREHENSIVE PLAN: The Preferred Land Use Vision Plan adopted in 2009, identifies this area for “Low to Medium-Density” residential, with a Neighborhood Center node in the general vicinity. The Comprehensive Plan describes low to medium density as .5 to 15 units per acres. Acceptable housing types include condominiums, single-family attached (3 or more units) and single-family detached. The rezoning accomplishes Goal 1 of Comprehensive Plan Land Use and Development Character goals: “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.”

Neighborhood Centers are designed to provide a mix of two or more- nonresidential uses that are all within walkable distance for the surrounding neighborhood. The proposed rezoning helps to provide residents with neighborhood services such as schools, libraries, retail goods and services within a walkable distance of their residence.

STAFF RECOMMENDATION: The property owner is proposing to rezone an approximately 12.588 acre property from Agriculture/Development Reserve (A) to Single Family Mixed Use Residential District (SF-MU). The property is located adjacent and in the vicinity of other Single Family -Mixed Use zoned developments, as well as to a low-density Single Family- Suburban (SF-S) district. Rezoning the site to Single Family- Mixed Use (SF-MU) district permits a multitude of residential uses, such as single family attached (3 or more units), single family detached and condominiums. The property is currently undeveloped land with stubbed connections to adjacent properties creating an in-fill opportunity. The stubbed streets will be required to be extended at the time of development.

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Furthermore, the Unified Development Code (UDC) limits the zoning of SF-MU to a maximum of 20 acres unless another housing type is proposed. While this development will tie into the SF-MU subdivision to the south creating an area that is greater than 20 acres, the applicant is proposing a different housing type. The existing subdivision consist of single-family detached for rent product, the applicant is proposing an attached townhome for sale product.

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 approval of the proposed rezoning of the approximately 12.588 acres of land generally located south of E Black Locust Dr. at the northern terminus of Warm Springs Dr from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU)

NOTIFICATION:

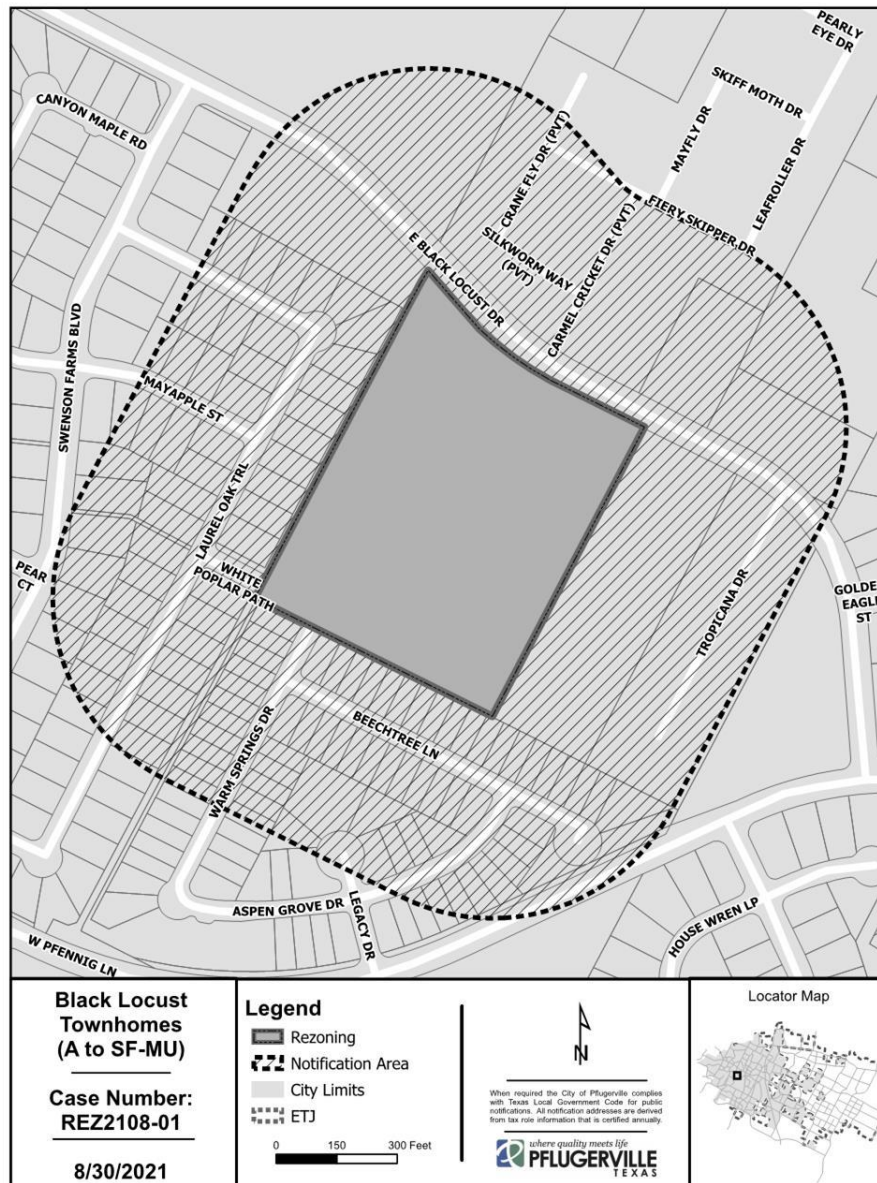
Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and three signs were posted on the property. At time of staff report, staff received inquiries about the rezoning but no one has spoken out against the rezoning request.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Survey
- Subject Site Photos
- Applicant Request

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NOTIFICATION MAP:



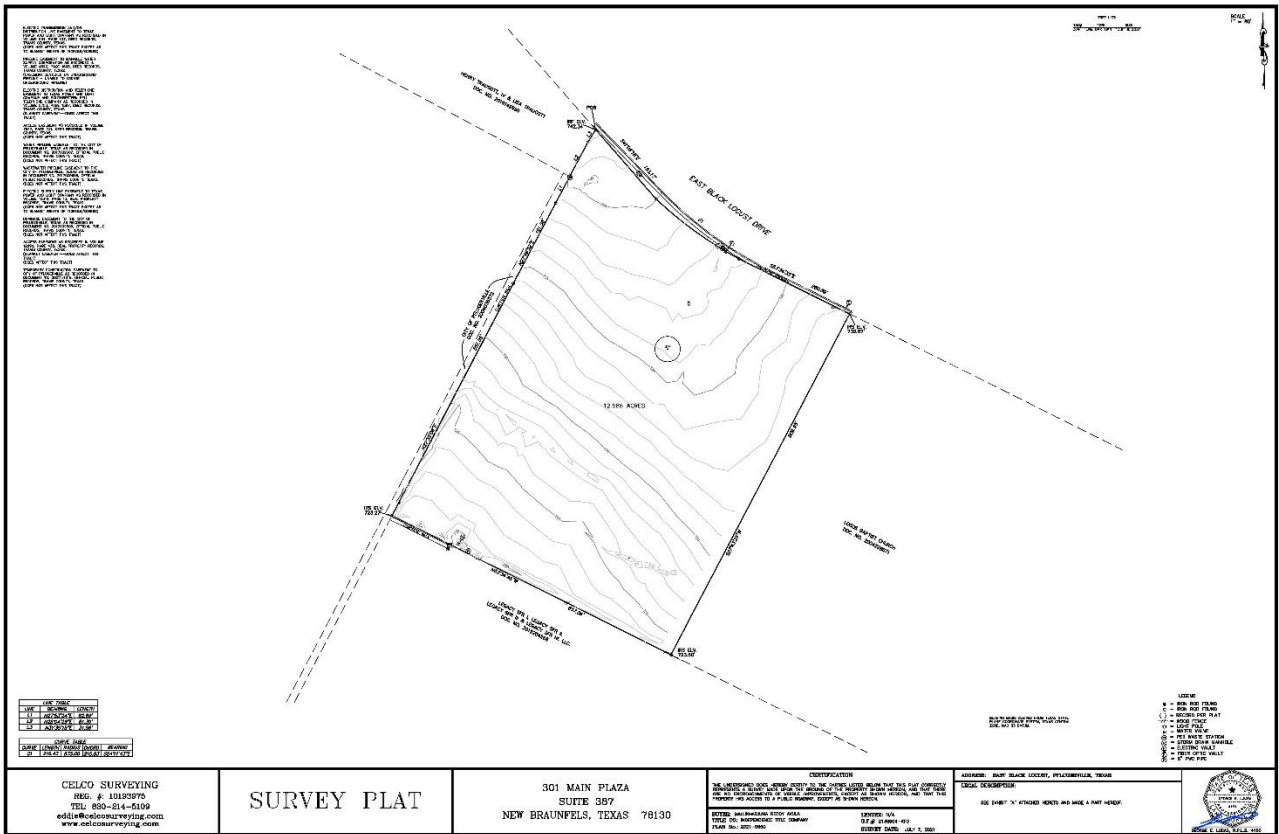
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ZONING MAP:



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SURVEY:



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SITE PHOTOS

SUBJECT SITE:



Looking south from across the street at Cardinal Crossing



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North from Warm Springs Dr



East from White Poplar Path



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APPLICANT REQUEST:



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Fax: 979.846.2893
www.jonescarter.com

August 25th, 2021

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

Re: Rezone Letter of Intent
Rezone for Townhome Development
901 Black Locust Drive East
Pflugerville, Texas 78691

To whom it may concern,

On behalf of our client, Ashton Gray, Jones|Carter has prepared the Rezone application package for a townhome development located at 901 Black Locust Drive East.

The purpose of the application is to rezone the property from the Agriculture (A) to Single Family Mixed Use (SF-MU) to allow for a townhome development.

If you have any questions or require additional information, please contact me at (512) 441-9493 or evann@jonescarter.com.

Respectfully,

A handwritten signature in blue ink that reads 'Eric C. Vann'.

Eric C. Vann, E.I.T.

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