

Planning & Zoning:	10/5/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	10/27/2015	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1509-02	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 127.203 acres out of the Juan Zambrano Section No. 38, Abstract No. 845 from Agriculture/Conservation (A) to Single Family Residential (SF-R) district; to be known as 127.203 Acres NW Corner of Melber and Cele Rezoning. (REZ1509-02)

LOCATION: The property is located generally at the northwest corner of Cele Rd. and Melber Ln.

REQUEST: The applicant owns a 147-acre tract of land at the northwest corner of Cele Rd. and Melber Ln, and has interest in developing a new single family neighborhood. The proposed request is to rezone approximately 127 acres of the overall tract to the new Single Family Residential (SF-R) zoning district. The remaining 20 acres is proposed to be rezoned to the Single Family Mixed Use (SF-MU) district, and will be considered as a separate request (REZ1509-01) on the same agenda.

According to the Unified Development Code (UDC), the SF-R district may be used to master plan a large, low density residential subdivision with an opportunity for a mixture of lot sizes based on overall acreage. As an example, a development with greater than 50 acres may have lots with a minimum lot width of 50 feet and minimum lot area of 6,250 square feet provided that a minimum of 25% of the total lots within the overall preliminary plan have a minimum 7,500 sq. ft. lot area, and a minimum of 10% of the lots within the overall preliminary plan have a minimum 9,000 sq. ft. lot area.

SITE ANALYSIS:

The proposed site consists of 127.203 acres of agricultural land, located along the north side of Cele Rd. and west side of Melber Ln. A natural drainage swale containing the 100 year floodplain is located in the northeastern portion of the tract, crossing the property in a general northwest to southeast direction. An additional tributary begins near the southwest corner of the property and flows generally north, northeast to join the floodplain. LCRA overhead utility lines run generally parallel with the south property line, on the adjacent property to the west, until reaching the northwest corner of the property, at which point the lines cross into the property in a northeastern direction.

ZONING and LAND USE:

The subject property was annexed into the City of Pflugerville in 2006 (ORD No. 853-06-12-12) as part of an endeavor to extend the City ETJ to the east. The area included in the annexation was contiguous to the existing City limit of the time, and did not require a three year plan. Upon annexation, the land was subsequently zoned to the current Agriculture/Conservation (A) zoning district. The property to the west and east are outside of the City limits, but within the City's ETJ. To the south is Cele Rd., followed by a tract with a portion of the property located within the City limits (zoned Agriculture/Conservation) and a portion within the ETJ.

TRAFFIC IMPACT:

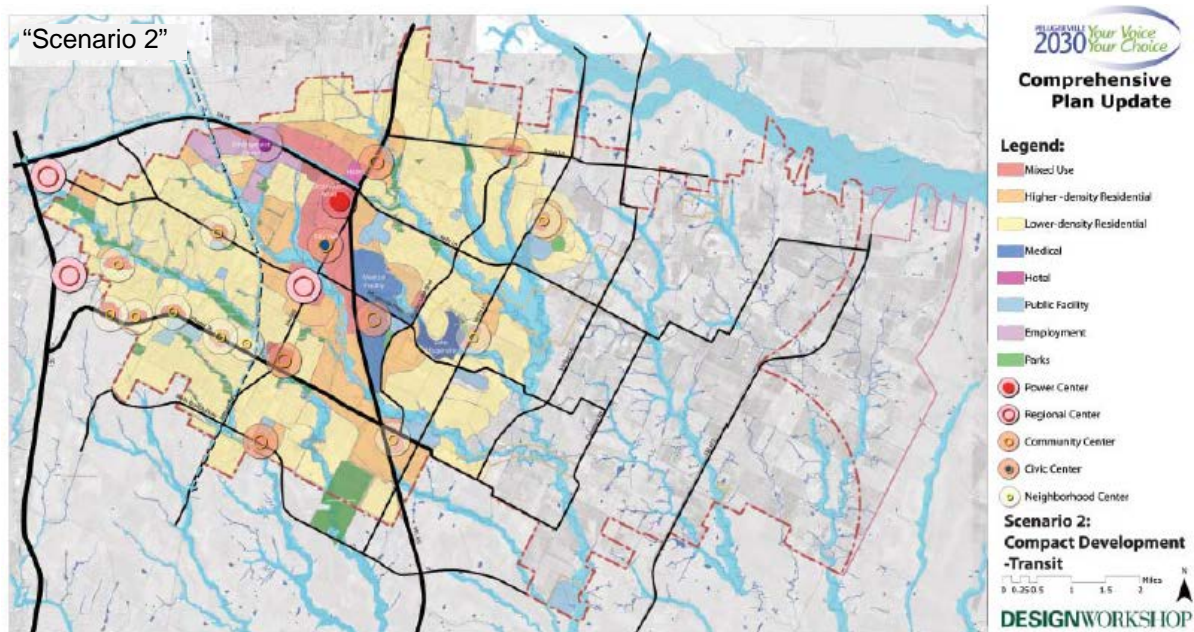
Cele Rd. and Melber Ln. are currently two-lane, rural, roadways with roadside ditches. Both roadways are predominantly located within Travis County, with minor exception of an approximate 1,300 linear foot segment of Cele Rd. included in the 2006 annexation. No improvements are currently planned for either roadway, however as development is pursued, a Traffic Impact Analysis (TIA) will be required, which will identify necessary improvements and the development’s pro-rata share associated with any said improvements.

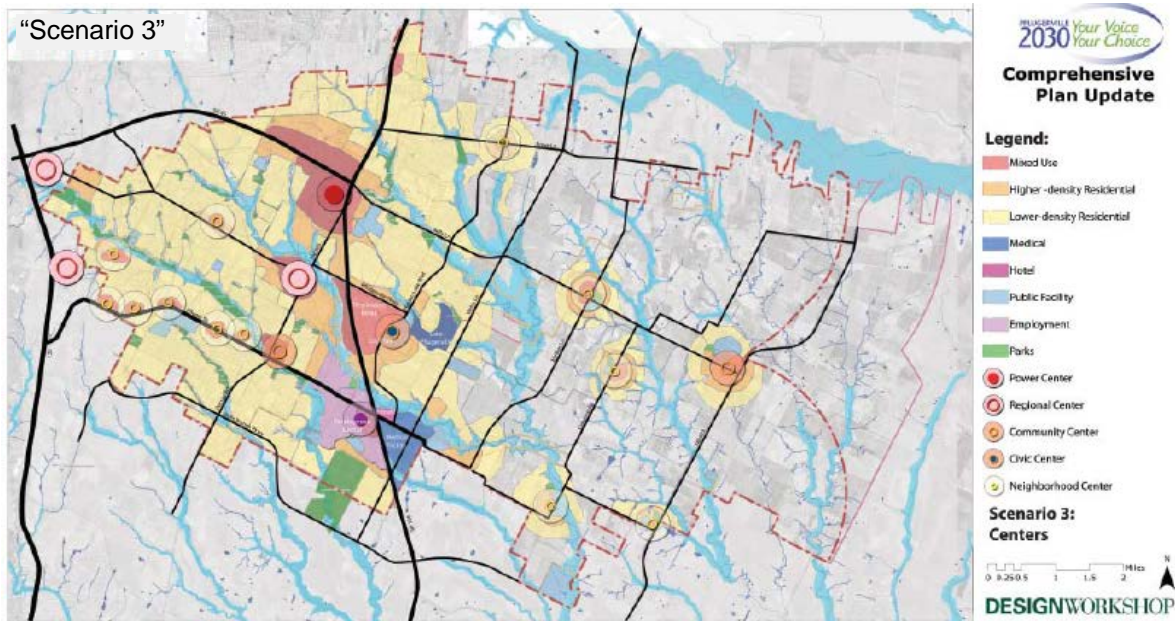
DRAINAGE:

The tract currently contains an area with floodplain and an associated tributary. Drainage will be analyzed as development is proposed.

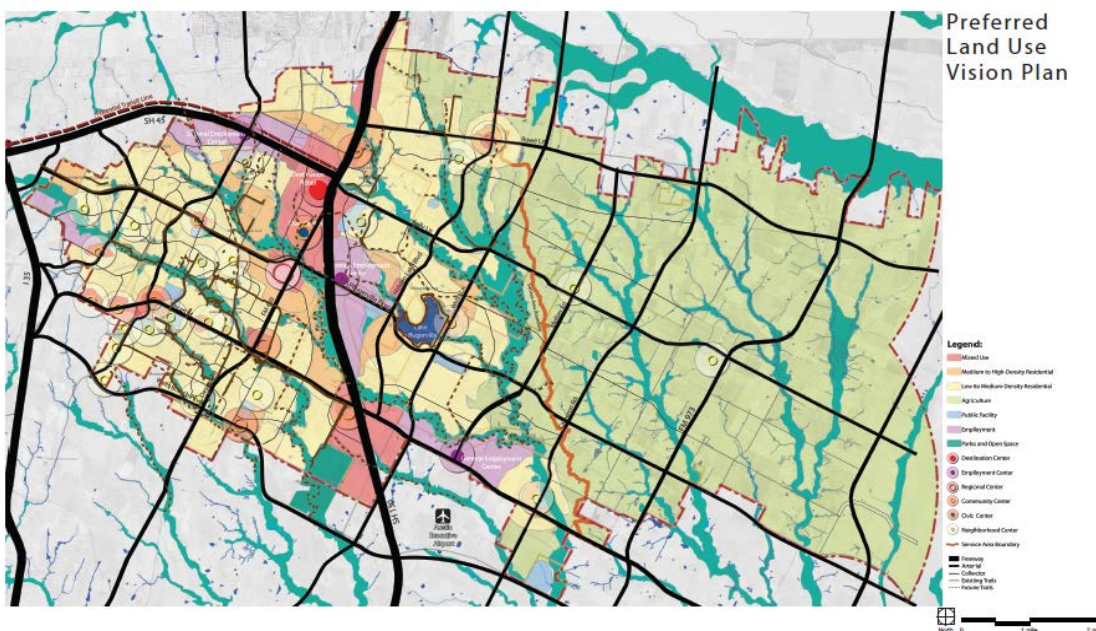
COMPREHENSIVE PLAN:

The Pflugerville 2030 Plan established a preferred land use vision plan which included a blend of two different scenarios that focused attention on destination retail along SH 130 and SH 45, major transportation networks, and the placement of centers at the intersections of major thoroughfares. “Scenario 2” encouraged public transportation oriented compact development with a growth boundary near Weiss Ln, while “Scenario 3” included centers disbursed throughout the current ETJ to FM 973. As a reminder, the center concept is intended to provide a focus for development with more intensive and mixed land uses in the core with decreasing intensity as the distance from the center increases.





The resulting vision plan identifies a service area boundary generally along the eastern edge of the Wilbarger Creek watershed, generally between Weiss Ln and Melber Ln in the northern portion of the jurisdiction. Areas east of the boundary were given a preferred land use of agricultural in order to encourage efficiency of services, as well as preserve existing farmland and open space. Two neighborhood centers are identified outside of the service area boundary, intersections of Cele Rd with Melber Ln, and Cele Rd with FM 973, providing more intense land uses and possible immediate services to future neighborhoods in these areas.



STAFF RECOMMENDATION:

The purpose of the Single Family Residential (SF-R) zoning district is to allow an opportunity for neighborhoods to be developed with varying lot sizes without having to pursue a Planned Unit Development (PUD). The Future Land Use Plan identifies the proposed area as Agriculture and Neighborhood Center, and outside of the immediate service boundary. The land use plan designation of Agriculture was intended to retain the immediate rural character and provide guidance to the year of 2030, however it is also a guiding document that recognizes eminent growth pressure into the areas east of SH 130. The inclusion of a neighborhood center at the intersection of Cele Rd and Weiss Ln identifies the expectation for more intense development to occur at the intersection, with diminishing intensity the further away from the intersection. The proposed rezoning is consistent with the future expectations identified in the preferred vision plan.

The addition of single family homes on typical residential lot sizes within the proposed development will be a change to the landscape, and an increase in traffic associated with the development can be expected on both Cele Rd. and Melber Ln. A Traffic Impact Analysis will be required with a future preliminary plan, and will identify any required right of way dedication, improvements, or related pro-rata share costs towards those improvements. Utility capacity will also be further evaluated with a future preliminary plan and extension of lines and other utility improvements are likely to serve the property.

The proposed zoning request is generally in conformance with the Comprehensive Plan and Staff recommends approval.

Planning and Zoning Commission Action

On October 5, 2015 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 5-0.

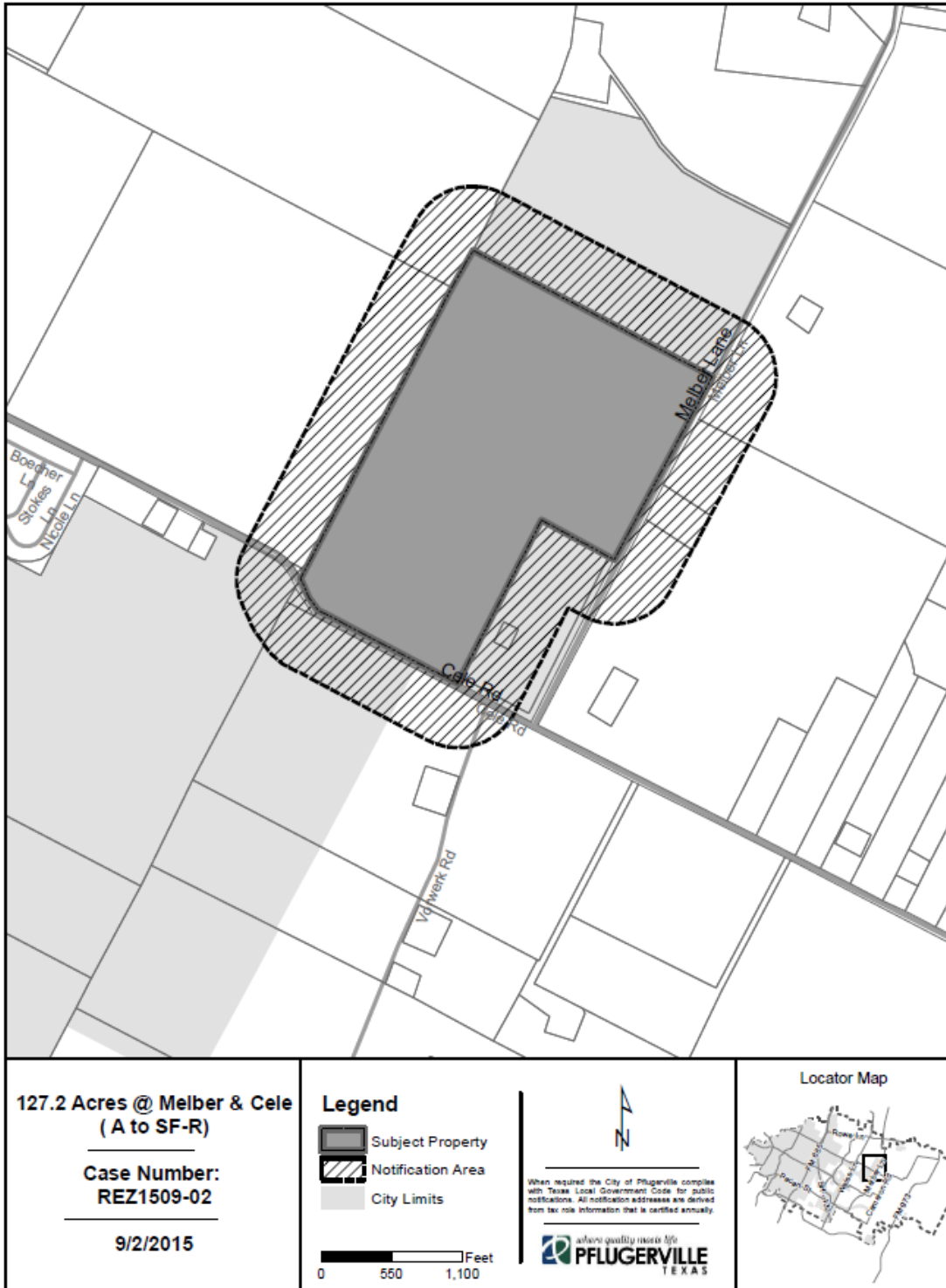
NOTIFICATION:

Newspaper Notification was published, notification letters were mailed to property owners within 500 feet, and signs were posted on the property. Several inquiries were received regarding the proposed request, with general interest, concerns regarding existing conditions along Cele Rd, stating opposition to the change in landscape, and almost all with concerns of additional traffic to Cele Rd.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Site Images
- Applicant Request
- Survey

NOTIFICATION MAP



ZONING MAP



SITE PHOTOS:



APPLICANT REQUEST:

Midtex Partners, Ltd.
900 Congress Ave., #L-100
Austin, Texas 78701
OFF: 512-801-8832 FAX: 512-474-9959
e-mail: rick.jenkins@bhhstxrealty.com.com

September 1, 2015

RECEIVED SEP 02 2015

Planning & Zoning Commission and City Council City of Pflugerville
100 E. Main Street, #100
Pflugerville, Texas 78691

Off: 512-251-3076
Fax: 512-251-8525

RE: Rezoning application for 127.203 acres out of 147.153 acres located on the northwest corner of Cele Road and Melber Lane, Travis County, Texas

Dear Commissioners & Council Members:

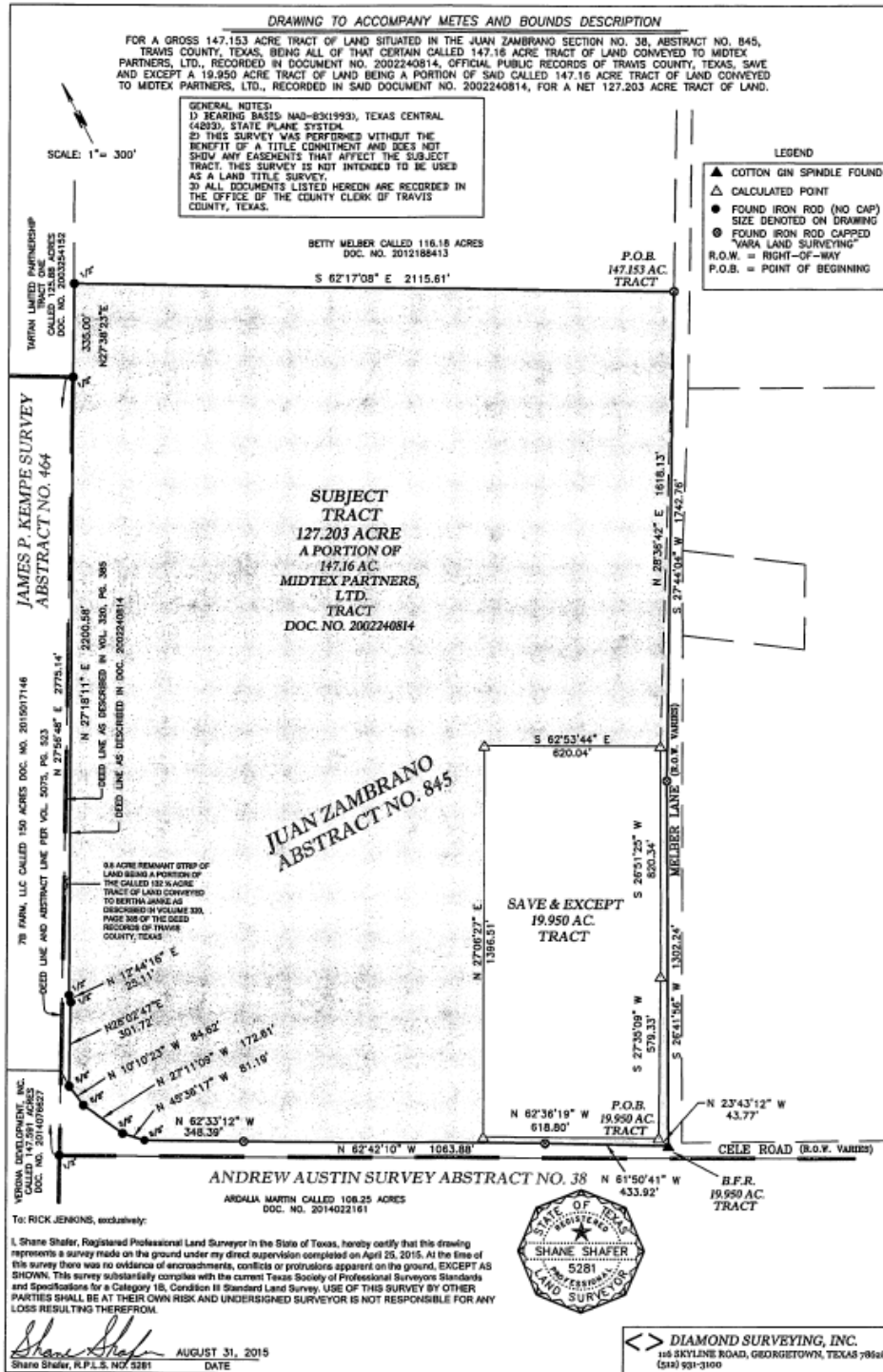
We are requesting a zoning change on 127.203 acre of a 147.153 tract from Agricultural to SF-R. We plan to develop this tract into a single family subdivision. Wastewater will be provided by City of Pflugerville and water will be supplied by Manville Water Supply Corporation.

Sincerely,



Rick Jenkins, President
Midtex Partners, Ltd.

SURVEY:



RECEIVED SEP 02 2015