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**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	07/19/2021 09/20/2021 10/04/2021	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>City Council:</b>	10/12/2021	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.:</b>	REZ2105-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a public hearing and consider approving the first reading of an ordinance with a caption reading: An Ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 13.08 acres of unplatted land, being 7.87 acres and 5.21 acres out of the Jacob Casner Survey No. 9, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) District to Single-Family Residential (SF-R) District; to be known as the 2004 & 2016 Rowe Lp Rezoning (REZ2105-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

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**LOCATION:** The subject parcels are located in the northeast corner of Rowe Loop, just south of the Steeds Crossing Subdivision.



**BACKGROUND/REQUEST:** Cumulatively, the subject parcels are an approximate 13.08-acre tract of land not currently platted. 2004 Rowe Loop, located in the corner, is vacant and 2016 Rowe Loop is the adjacent parcel

**STAFF REPORT**

to the south and has a single-family home located on the property. Windy Vane Drive from the Commons at Rowe Lane subdivision to the east stubs into the 2004 Rowe Loop property.

The applicant is seeking to develop the land for a single-family subdivision, like the adjacent properties to the north and east. The Unified Development Code (UDC) requires the extension of W Wind Vane Drive through the property to connect to Rowe Loop. The applicants are willing to extend the road as required to provide the connection from Windy Vane Dr to Rowe Loop with the subdivision process if the rezoning is approved. They are aware that the area is currently residential and not prime for commercial development. Due to the adjacent land uses and the required road extension, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R).

**SURROUNDING ZONING AND LAND USE:**

The property is currently zoned Agriculture/Development 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 Suburban	Single-Family: Steeds Crossing Subdivision
South	Agriculture/Development Reserve	Single-Family
East	ETJ	Single-Family: Commons at Rowe Lane Subdivision
West	Agriculture/Development Reserve	Single-Family

**ZONING HISTORY:** The Rowe Loop area was annexed on December 11<sup>th</sup>, 2007 (ORD 920-07-12-11). The Agriculture/Development Reserve (A) district was applied with annexation.

The Agriculture/Development Reserve (A) District identifies where agricultural uses may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped but identified as an area with growth potential.

## STAFF REPORT

**PROPOSED DISTRICT:** The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R). The SF-R zoning district is intended to be 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 Single-Family Residential (SF-R) District uses are provided below:

- **Permitted residential uses:** Accessory Dwelling Unit
- **Permitted non-residential uses:** Government Facilities, Park or Playground, Place of Worship, Public School
- **Conditional uses:** Condominium, Single-Family Detached, Amenity Center (Private, Primary Use),
- **Specific Use Permit:** Golf Course and/or Country Club, School: Private or Parochial

To develop a Single-Family Detached subdivision inside the SF-R zoning district, the UDC requires a minimum site area of 10 acres. Also, if the total property size is between 10 and 50 acres then a minimum of 10% of the lots within the overall preliminary plan shall have a minimum 9,000 sq ft lot area. At no point shall a lot have a lot of area less than 7,500 square feet.

**COMPREHENSIVE PLAN:** The Land Use Vision Plan created in 2009, identifies the area for low to medium density residential adjacent to parks and open space to the east. In 2019 and 2020, the city updated the Transportation Master Plan as well as the Water and Wastewater Master Plan. The land use assumptions within these more recently adopted master plans continue to reflect low to medium density residential development for the area.

The proposed rezoning aids in achieving Goal 1 of the Land Use and Development Character Goals of the Comprehensive Plan:

- 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.

### PLANNING AND ZONING COMMISSION JULY 19<sup>TH</sup> SUMMARY:

On July 19<sup>th</sup>, 2021, the proposed rezoning was reviewed by the Planning and Zoning Commission. In this meeting, there was discussion regarding the density of the Single-Family Residential (SF-R) zoning district as it relates to the surrounding existing land uses and zoning districts. A neighboring property owner spoke in opposition to the item, she cited the potential increased density and proposed the applicant rezoned to the Single-Family Estate (SF-E) district instead. She argued that the homes located along Rowe Loop are all situated on roughly 5-acre lots, and to have the interior corner lots increased to allow for lots to be 7,500 square feet would be too dense for the interior of Rowe Loop. The Commissioners ultimately postponed their decision until September 20<sup>th</sup> and requested that the applicant meet with the Rowe Loop neighbors to discuss their request more fully.

**STAFF REPORT**

Prior to September 20<sup>th</sup>, the applicants spoke with the neighbors on several occasions. In these conversations, the neighbors and applicants discussed their points of view and opinions regarding the different options for the property. In the end, the applicants chose to continue to pursue the SF-R district and the adjacent neighbor has maintained opposition to this request.

The item was postponed for a second time during the September 20<sup>th</sup> meeting. Three motions were presented, and each vote ended in a tie, causing each motion to fail. After discussion, the commissioners closed the public hearing and agreed to postpone the item for discussion and consideration until October 4<sup>th</sup>. The item was on the agenda as Discuss and Consider and the Commissioners voted to reopen the public hearing. Following the applicant's presentation and public testimony was received, the Planning and Zoning Commission discussed the request. The Commissioners discussed the merits of the request in consideration of the existing neighborhood context. After discussion, the Planning and Zoning Commission voted, 5-2, to recommend denial of the proposed rezoning

**STAFF RECOMMENDATION:**

The proposed Single-Family Residential (SF-R) district is consistent with the zoning in the immediate area and allows for a transition between the adjacent neighborhoods to the north and east and the larger single-family lots that remain inside Rowe Loop. The proposed rezoning allows for a transition between the neighborhoods to the east and north and any future density increases that may occur along Rowe Loop, such as the Rowe Lane Condos located to the south along Rowe Lane. If approved the minimum lot sizes will be 7,500 square feet with a minimum lot width of 60 feet and depth of 125 feet. This is generally consistent with the lot sizes in the Commons at Rowe Lane.

The comprehensive plan, as well as the infrastructure master plans, identify the area for low to medium density development. The proposed rezoning is consistent with Goal 1 of the Land Use and Development Character Goals that identifies the supply, location, and type of housing will be diverse. The requested zoning district requires a diversity in the size of lots which encourages varying housing designs.

If the proposed rezoning is approved, the SF-R district will increase the available residential opportunities in the area. This is consistent with goals of the 2030 Comprehensive Plan. To remain consistent and compatible with the adjacent zoning and land use plan, as well as the 2030 Comprehensive Plan Land Use and Development goals, Staff recommends approving the proposed rezoning of the 13.08-acre tract of land, consisting of two adjacent parcels, located at the northeast corner of Rowe Loop, from Agriculture/Development Reserve (A) to Single-Family Residential (R).

**NOTIFICATION:**

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and two signs were posted on the property. At time of original staff report, four inquiries had been received. One resident from the northern neighborhood of Steeds Crossing sent an email opposing the rezoning citing concerns of existing traffic on Steeds Crossing from individuals cutting between Windmill Ranch Avenue and FM 685. A representative of the neighbors in Rowe Loop reached out to inquire about the proposed development she indicated concerns about the increased density in the area but was open to

## **STAFF REPORT**

hearing from the applicant, she also expressed concerns about the overgrown conditions of the parcels at this time.

Notification was republished in the Pflugerville Pflag on September 8<sup>th</sup>. Notices were remailed and signs reposted prior to Friday September 10<sup>th</sup>. Staff remained in contact with the neighbors to the east of the subject parcels who have provided two written statements. At time of Staff Report, no new inquiries have been received.

### **ATTACHMENTS:**

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

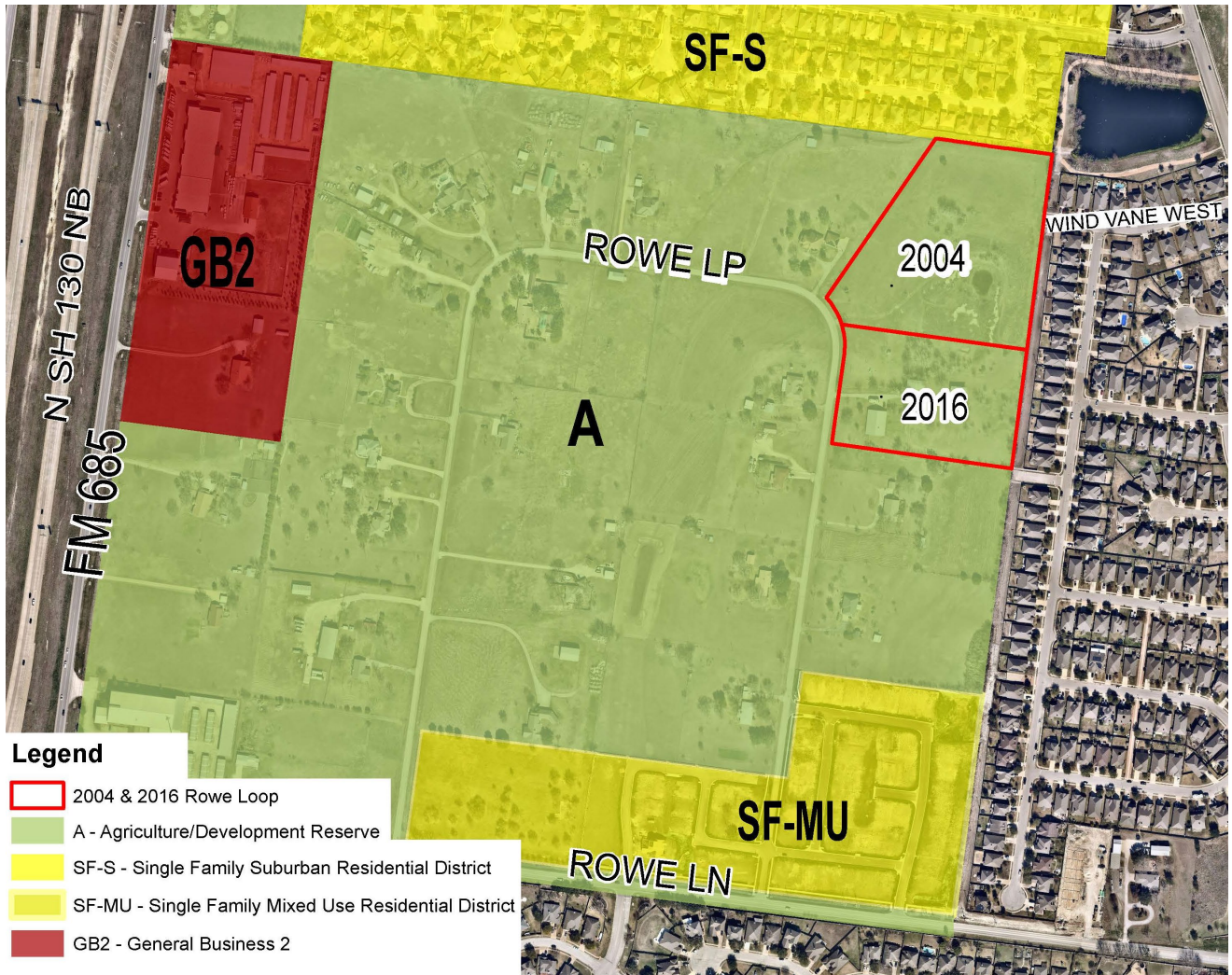
**STAFF REPORT**

**NOTIFICATION MAP:**

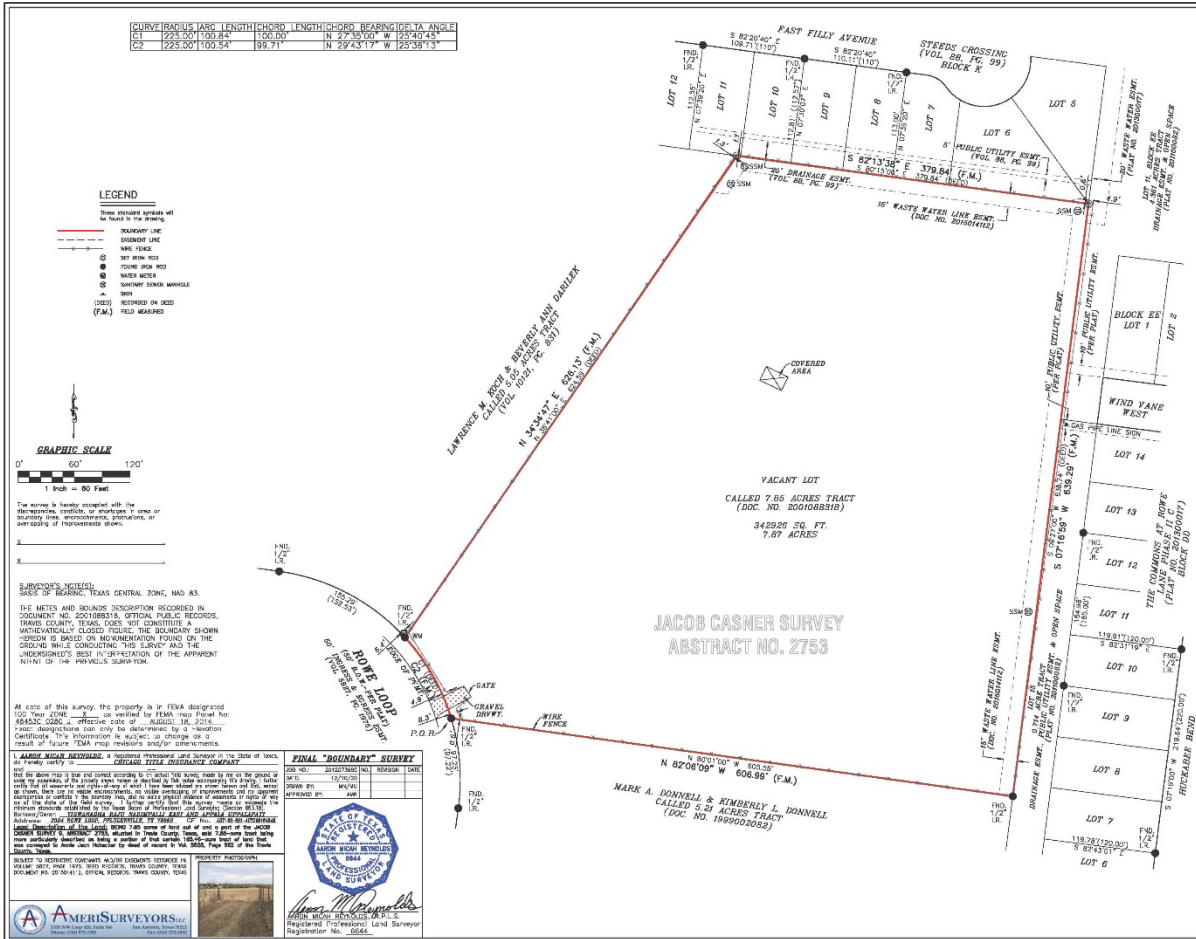


**STAFF REPORT**

**ZONING MAP:**



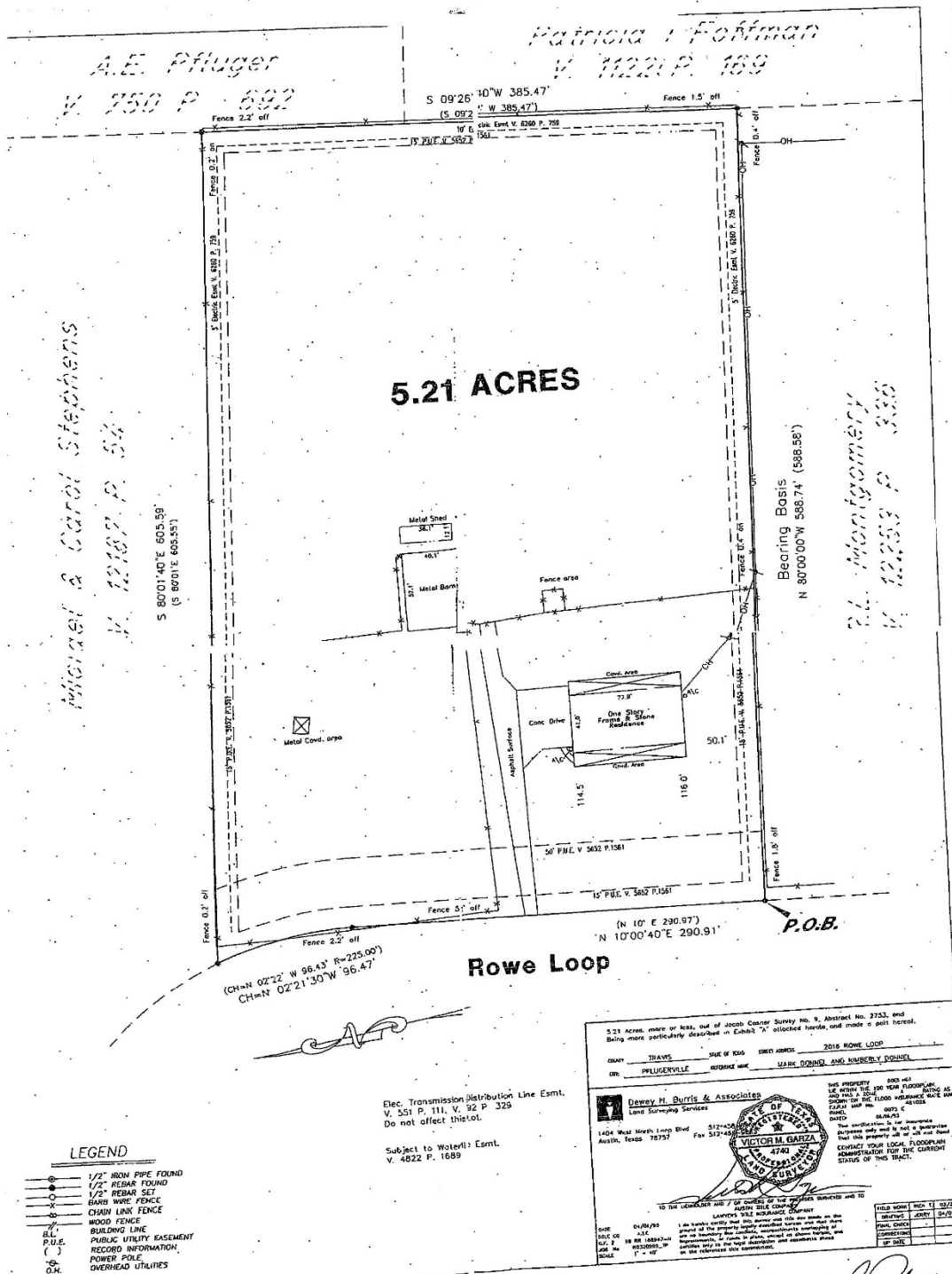
**SURVEY:**  
 2004 Rowe Loop





**STAFF REPORT**

2016 Rowe Loop



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**STAFF REPORT**

**SITE PHOTOS:**

**SUBJECT SITE:**  
**2004 Rowe Loop**



**Looking onto the property from the west**



**Looking onto the property from the south**

**STAFF REPORT**

**2016 Rowe Loop**



Looking onto the property from the north

**Area Located Across Rowe Loop**





Pflugerville  
Planning and Zoning  
Commission

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**STAFF REPORT**

**APPLICANT REQUEST:**



April 29, 2021

201 – B East Pecan St.  
City of Pflugerville  
Planning Department

To Whom It May Concern,

Our client is requesting to rezone addresses 2016 Rowe Loop, Pflugerville, Texas and 2004 Rowe Loop, Pflugerville, TX. Both properties are currently zoned as Agriculture (A), 2004 is currently a vacant lot and 2016 has a single family home on it. We are respectfully requesting that this be changed to Single Family - Rural (SF-R). Land uses for the surrounding properties are similar in use where the property backs up to Single Family Suburban (SF-S) or backs up to Non- City limits. The owner intends to split up the land and build small residential units on it.

Please contact Ricca Keepers with any questions you have at (512) 550-6508. Thank you for your time and help with this matter.

Thank you,

Ricca Keepers, MUP  
Land Planner  
Keepers Land Planning  
(512) 520-5388