

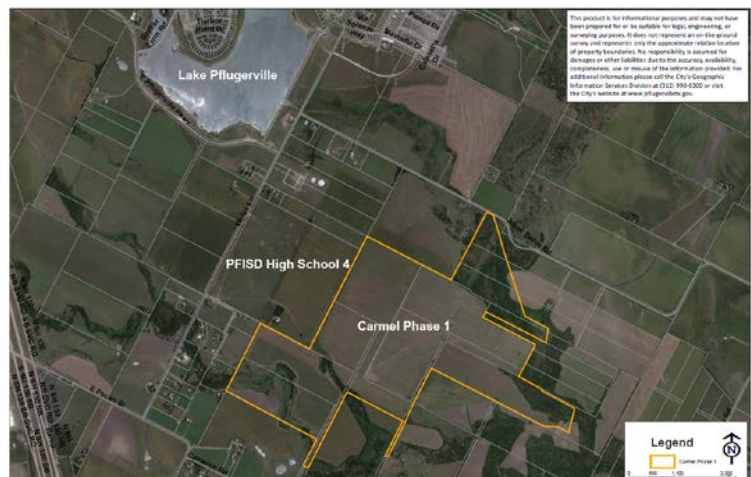
Planning & Zoning:	6/6/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	6/14/2016	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1604-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 45.5 acres of the Carmel Phase 1 development to the Single Family Mixed Use (SF-MU) district and approximately 240.7 acres to the Single Family Residential (SF-R) district. The property is generally located east of Weiss Lane, west of a tributary of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls, and abutting portions of the eastern and southern boundaries of the future high school 4; situated in the J. Leisse Survey, Abstract No. 496, J. Wiehl Survey, Abstract No. 802, and the W. Caldwell Survey, Abstract No. 162; all to be known as Carmel Phase 1 Rezoning. (REZ1604-01)

LOCATION: The property is generally located east of Weiss Lane, west of a tributary of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls, and abutting portions of the eastern and southern boundaries of the future high school four.

SITE ANALYSIS:

The property is generally unimproved, agricultural land, planned for a new single family development. Wilbarger Creek is located along the southwestern extent of the tract, and crosses in a general west to east direction. A tributary of Wilbarger Creek is at the eastern extent of Phase 1, and crosses in a general northwest to southeast direction. The LCRA power lines and high pressure gas lines are located in the eastern extent of tract.



ZONING and LAND USE HISTORY:

The land encompassing the Carmel development, formally known as “Wildflower”, has been located in the City’s ETJ until recently, and planned as a single family development within a Municipal Utility District (MUD). In 2015, the former development agreements were amended to establish Phase 1 of the proposed development as an in-city MUD, and the remaining tracts east of Wilbarger Creek as an ETJ MUD. Following approval of the development agreement, Phase 1 was annexed and rezoned to the Agriculture/Conservation (A) zoning district (ORD No. 1246-16-02-23).

PROPOSED REQUEST:

Within the Carmel development agreement, a conceptual land use plan is included, illustrating the proposed layout of the overall development and references the Single Family Residential (SF-R) and the Single Family Mixed Use (SF-MU) zoning districts. In general conformance with the agreement, the proposed request is to rezone Phase 1 to the Single Family Mixed Use (SF-MU) district and the Single Family Residential (SF-R) district in order to provide a variety of lot and housing options. Areas not included in the proposed rezoning are open space and floodplain areas, that will remain zoned as Agriculture/Conservation (A).

Single Family Mixed Use (SF-MU) District



Within the central portion of Phase 1, a 32.17 acre area and a 13.38 acre area are proposed (totaling 45.5 acres) to be rezoned to the SF-MU district. The area illustrated with hatching on the inset map to the left reflects the proposed areas. Within the proposed SF-MU zoning district, approximately 36.48 acres will be developed with single family detached units on 40-ft wide lots. The remaining acreage consists of adjacent right of way and adjacent open space proposed throughout the area.

According to the Unified Development Code, the Single Family Mixed Use (SF-MU) Residential District “...is intended to address small lot, single family detached and single family attached (townhome) housing opportunities at a low to medium density...”

The proposed request for the SF-MU zoning district will offer an opportunity for a mixture of lot sizes, housing options, and will provide a conforming zoning district for the smaller lots permitted by the development agreement. Alleys or slip roads are planned for the SF-MU lots to reduce the number of driveways along the adjacent roadways, and will be reviewed with the applicable preliminary plan.

Single Family Residential (SF-R) District



Approximately 240.7 acres of Phase 1 is proposed to be rezoned to the Single Family Residential (SF-R) district. The area illustrated with cross hatching on the inset map to the left reflects the proposed areas. The proposed SF-R district will wrap around the proposed SF-MU district, establishing a neighborhood with a variety of single family detached lots as provided in the development agreement and proposed land plan. In total, approximately 167.73 acres will be developed with single family detached units on 50, 60, and 70 foot wide lots. The

remaining acreage consists of adjacent right of way and adjacent private and public open space proposed throughout the area.

According to the Unified Development Code (UDC), the Single Family Residential District (SF-R) “...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. In certain cases, the district may also be used where an infill of single family suburban housing types may be appropriate.”

Agriculture/Conservation (A) District

The areas not included in the SF-R or SF-MU zoning districts will remain zoned Agriculture/Conservation, and are primarily private and public open space areas, including floodplain, and some right of way. Based on a master plan for Phase 1 (see attached exhibit), approximately 80.89 acres of total open space will be provided outside of the floodplain, and approximately 74.66 acres of open space will be provided within the floodplain.

Per the development agreement, a 34.2 acre tract of land within Phase 1 (outside of floodplain) will be dedicated prior to approval of the first preliminary plan. An additional 44 acres of open space land outside of the limits of Phase 1 will be dedicated prior to December 31, 2016 (includes areas of floodplain). Both tracts are adjacent to the new city owned 1849 Park. The map below is an exhibit from the development agreement that identifies all land that will be dedicated as open space within Carmel.



Exhibit K – City Land Plan
 Per Section 2.3

COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan identifies the area as Low to Medium density residential, with parks and open space provided along the creeks. The proposed request is consistent with the development goals of the land use plan to provide a diverse supply of housing to meet the needs of the community, while preserving the sensitive creek areas. In addition, a continuation of the trail network and extensive open space are consistent with the goals of the Parks and Recreation master plans, providing connectivity and park opportunities within close proximity to residential neighborhoods.

STAFF RECOMMENDATION:

The purpose of the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) zoning district requests is to allow an opportunity for a neighborhood to be developed with varying lot sizes in the city without having to pursue a Planned Unit Development (PUD). The proposed requests will provide zoning that is generally consistent with the conceptual plan included in the Carmel development agreement. The proposed rezoning is consistent with the Comprehensive Land Use Plan and Staff recommends approval of the proposed request.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On June 6, 2016, the Planning and Zoning Commission conducted a public hearing and recommended approval of the rezoning request with a vote of 5-0.

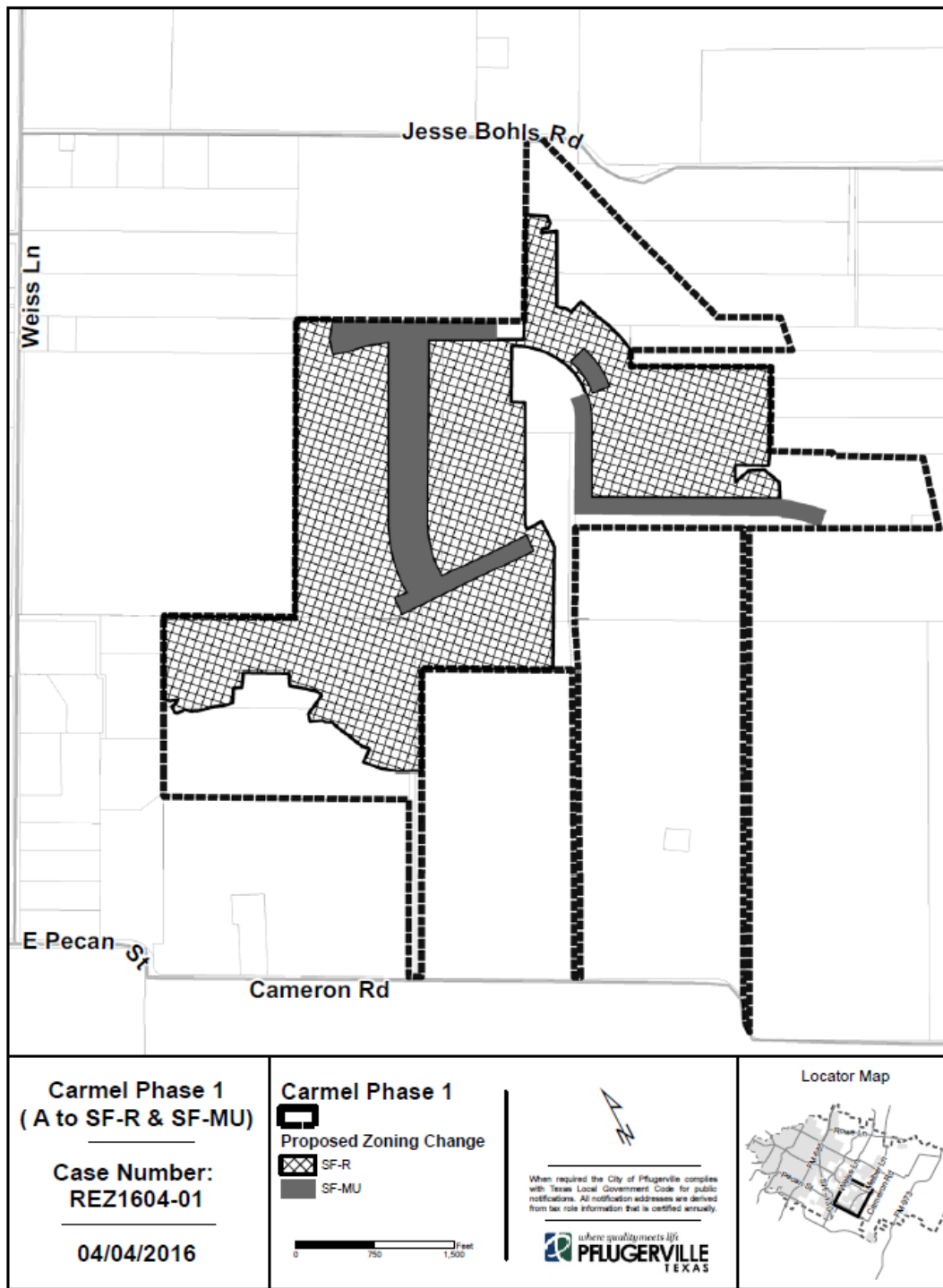
NOTIFICATION:

Newspaper Notification was published on May 25, 2016, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property, all in accordance with the minimum notification requirements. No inquiries were received regarding the proposed request at the time of this report.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Carmel Master Plan Exhibit
- Proposed Zoning Exhibits
- Applicant Request
- Survey Exhibits

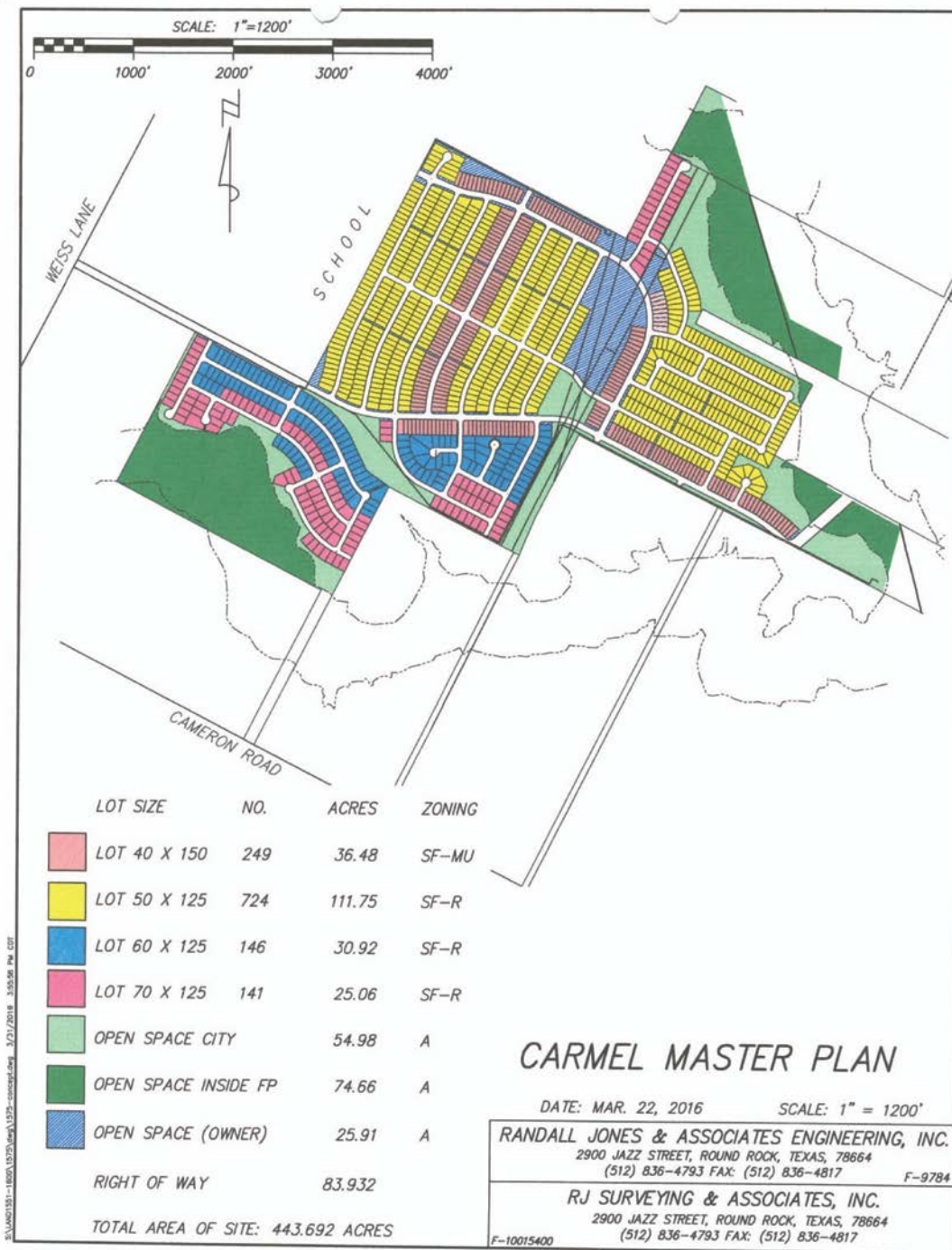
NOTIFICATION MAP



ZONING MAP

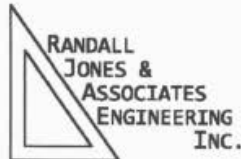


CARMEL MASTER PLAN EXHIBIT



APPLICANT REQUEST:

RECEIVED APR 01 2016



2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

RJAE#1575

March 31, 2016

Development Services
City of Pflugerville
201-B East Pecan Street
PO Box 589
Pflugerville, TX 78691

RE: Carmel West Zoning
Summary Letter


To Whom It May Concern:

The purpose of this letter is to summarize the zoning request for Carmel West. Carmel West includes approximately 443.69 acres of land. The property is generally located East of Weiss Lane, South of Jesse Bohls Rd., north of Cameron Road and west of Wilbarger Creek. The development of the tract is governed by that certain Carmel Development Agreement between CE Development, Inc. and the City of Pflugerville dated 10/13/15. Per the development agreement, CE Development has requested annexation of the Carmel West property (443.692 acres) and is now submitting the zoning request for that property.

The attached zoning exhibit shows three zoning classes proposed for the property; Single Family – Mixed Use (SF-MU), Single Family- Residential (SF-R), and Agricultural (A). The underlying conceptual plan for Carmel West shows a total of approximately 1260 single family homes. Of that total about 249 (20%) will be located within the SF-MU zoning, the remaining 1,011 lots will be within the SF-R zoning area and will be comprised of a mixture of 50', 60' and 70' lots.

If you have any questions or need any additional information in support of this request, please contact me at (512) 334-0015 or by email at keithc@rj-eng.com.

Sincerely,


J. Keith Collins, P.E.
Sr. Project Manager
Randal Jones & Associates Engineering, Inc.



SURVEY EXHIBITS:

