

Planning & Zoning:	9/17/2012	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	10/09/2012	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1208-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone 3.10 acres out of the E. Bebee Survey, Abstract No. 5, located generally at the northwest corner of Black Locust Drive and Pfennig Lane, from the Single-Family Suburban (SF-S) to Single-Family Urban (SF-U) district; to be known as Kuempel 3.1 Acre Rezoning. (REZ1208-01)

BACKGROUND/DISCUSSION:

LOCATION: The property is located generally northwest of the Black Locust and Pfennig Lane intersection.

SITE ANALYSIS:

The proposed site is an irregularly shaped remnant of an approximate 105-acre tract of land previously known as the “Kuempel Tract”, which extended from Pflugerville “Loop” to Pecan St (both arterials). The conceptual plan established the alignment of the Black Locust and Pfennig Lane collectors and included a vision for commercial along the arterials, parkland along Gilleland Creek, and single family in the middle. The intersection of the collectors created the subject 3-acre tract development reserve tract with the opposite corner envisioned for a day care.

The Arbor Creek neighborhood was developed along the south side of Pfennig Lane, with Brewer Blackbird Dr. providing access to the neighborhood. The Meadow Ridge neighborhood was developed along the east side of Black Locust and is accessed via Golden Eagle Street. Properties to the west, along the south side of Black Locust remain unimproved and are owned by churches and the Pflugerville Independent School District. Property along the north side of Black Locust is owned by churches and the Kuempel family.

The subject tract has remained unimproved and has a stand of trees located along the west property line of the tract. Sidewalk and street lights are located along the south and east sides of the property. No driveways currently exist and access can be obtained from both Pfennig Lane and Black Locust. Future driveways will be required to maintain spacing from the intersection with consideration to align with existing streets.

SURROUNDING ZONING AND LAND USE:

Adjacent	Base Zoning District	Existing Land Use
North	Single Family Suburban (SFS), Retail (R), Agriculture/Conservation (A), Light Industrial (LI)	Meadow Ridge neighborhood, church, unimproved land, self storage facility
South	Single Family Suburban (SFS)	Arbor Creek neighborhood
East	Single Family Suburban (SFS)	Meadow Ridge neighborhood, booster

		pump, school
West	Neighborhood Services (NS) and Agriculture/Conservation (A)	Unimproved land owned by churches and the school district

ZONING HISTORY:

As part of the “Kuempel Tract”, the property was annexed in 1995 (ORD No. 428-95-11-28) and zoned to Agriculture/Conservation (A). In 2001, the “Kuempel Tract” was rezoned to General Business (GB), Transitional Business (TB) and Single Family Residential (RS1) with the subject tract included in the Single Family Residential (RS1) district.

In 2005 an application was submitted to rezone the subject 3-acre tract into four districts (Single Family Residential (RS1), Multi-Family – Moderate Density (RM2), Transitional Business (TB) and General Business (GB)) to accommodate for a mixed use residential/retail development to be known as Claude’s Corner. The neighborhood expressed mixed opinions regarding the request with concerns related to adequate parking, deed restrictions, ownership, land uses and traffic. Through discussion with the Planning and Zoning Commission, the applicant requested the opportunity to withdraw the zoning request for multiple districts in order to pursue an opportunity for an ALUR to better address the concerns and development related issues. The ALUR was not ultimately pursued.

The nomenclature for the single family district was changed with the creation of the Unified Development Code in 2009. At the same time, the Single-Family Urban district was introduced as a new zoning district.

ZONING DISTRICT:

As an outcome of the multi-family design committee in 2008, the Single-Family Urban district was created to establish an opportunity for a residential product that is different than the standard single-family suburban design. The committee established guidelines which focused on form and stringent design standards to ensure a reduction in lot size would not sacrifice a quality product. The result was integrated into the Unified Development Code in 2009 and is designed to be located along major thoroughfares and used as a buffer between commercial uses and single family suburban residential uses or in “in-fill” or redeveloping areas.

Land uses permitted in the Single Family Urban district consist of single-family detached and single-family attached units with three or more units (i.e. townhomes). Additional retail and neighborhood service type land uses may be permitted to create a mixed use setting if the following conditions are met:

- Must be in conjunction with a mixed use development comprised of residential and non-residential uses.
- Non-residential uses are limited to no more than 5,000 sq. ft. in area.
- Non-residential uses are limited to frontage on major collectors and greater roads

The residential and non-residential land uses associated with the SFU district are provided in the table below. Uses identified with a “P” indicate permitted by right, an “S” indicates a Specific Use Permit is required and the numbers correspond with the conditions stated below the table.

Residential and Commercial Uses	SF-U
Single Family Detached Urban	P
Single Family Attached (3 or more)	P
Cemetery/Mausoleum	S
Church	2
Government Facilities	5
Museum/Art Gallery	6;7;10
Park or Playground	P
School, Public, Private, or Parochial	S
Swimming Pool	3
Utilities	P
Administrative, Medical, or Professional Office	6;7;10
Bicycle Shop	6;7;10
Day Care Facility	6;7;10
Dry Cleaning, Minor	6;7;10
Financial Institution	6;7;10
Dance Studio	6;7;10
Health/Fitness Center	6;7;10
Massage Therapy, Licensed	6;7;10
Personal Services Shop	6;7;10
Restaurant	6;7;10
Retail Sales and Service	6;7;10

Conditions:

2. At least 150 percent of the number of parking spaces required for the site must be provided. All buildings on the site must be at least 100 feet from all site boundary lines. Churches must take access only from a collector or arterial street.
3. Must take access from at least one collector or arterial street. The pool and all buildings must be located at least 100 feet from all site boundary lines.
5. Activities not wholly contained within a building shall not be located within 100 feet of a residential use unless separated by a 30-foot deep buffer.
6. Must be in conjunction with a mixed use development comprised of residential and non-residential uses.
7. Limited to no more than 5,000 square feet.
10. Limited to frontage on major collectors and greater roads.

In addition to the land use limitations and minimum lot size requirements, the SFU district also has specific building design requirements outlined in Subchapter 9 of the Unified Development Code which includes

materials, roof pitch, orientation and articulation, window articulation and treatment, etc. To prevent façade monotony, all attached units are required to be designed to have distinct characteristics such that each unit appears to stand alone. Single family attached units are limited to 6 units per structure with a maximum building length of 200 feet. When adjacent to a public right of way, all units are to have exterior entrances from a public sidewalk.

TRANSPORTATION:

The site has frontage along two major collector roads, Black Locust and Pfennig Lane. Weekday morning pedestrian and vehicle traffic is experienced at the intersection due to the proximity of the elementary school and surrounding neighborhoods. Weekday afternoon/evening traffic is also experienced as a result of recreational activities at the school. The Single Family Urban (SFU) district requires residential units to have garages, however prevents the garages from being accessed off of a public right-of-way; requiring a private drive or alley.

TRAFFIC IMPACT:

Pfennig Lane is a major collector which connects Heatherwilde Blvd. to FM 685. Black Locust is a major collector which connects Pfennig Lane to Grand Ave. Pkwy. With an elementary school located at the corner of Pfennig Lane and Railroad Ave, a higher volume of pedestrian and vehicle traffic is experienced at the intersection during weekday morning and evening hours. Site layout will be considered if the zoning is approved and development is pursued. On-street parking is permitted along Pfennig and Black Locust, but will not be allowed to satisfy any parking requirement associated with development. As a 3-acre site, the number of units that can be located on the site is limited. The applicant has provided a conceptual layout which maximizes the number of units on the site without consideration of additional site design requirements. According to the layout, a total of 18 attached units in a condominium development could be anticipated if the zoning is approved. A Traffic Impact Analysis (TIA) is required if development is anticipated to generate 2000 or more vehicle trips per day. Traffic associated with the 3 acre site with the SFU zoning is not anticipated to meet the TIA threshold or have a significant impact to the existing roadways.

DRAINAGE:

Drainage will be analyzed as development is proposed. No portions of the subject property are within a Special Flood Hazard Area.

PARKS:

Parkland dedication is required with residential development. In addition, the SFU district requires a minimum of 200 sq. ft. of open space per unit with amenities, which will be reviewed as development is proposed. Should the rezoning be approved, parks and open space considerations will be evaluated with the platting and site development phases.

COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan identifies the area as Low to Medium density residential with a neighborhood center in close proximity. The Comprehensive Plan defined Low-Density Residential with a density between .5 and 6 units per acre while Medium-Density Residential was defined with a density

between 6 and 15 units per acre. The proposed site is 3 acres with a proposed 18 units which is consistent with the Low-Density category in the Comprehensive Plan.

A Neighborhood Center is identified as a mix of two or more non-residential uses that are gathering spaces in the core of neighborhoods. The uses that contribute to the forming of a center could be a church, public facilities or commercial buildings. Retail and offices in these centers provide goods and services to meet the needs of the immediate vicinity and are all within walkable distance for the surrounding neighborhood.

STAFF RECOMMENDATION:

The request to rezone the property to the Single Family Urban (SFU) district is consistent with the density and neighborhood center concept provided in the Comprehensive Plan. The intent of the SFU district is to provide opportunities for land along major thoroughfares and between neighborhoods and commercial areas to have development potential while providing service and housing options to residents. The site is constrained in size and limited in development potential under the current zoning. The proposed district continues to allow for single family detached units, but on a smaller lot size. Attached and mixed use developments may also be pursued in the SFU district provided specific conditions are met. If approved, the tract will be required to be platted and meet the minimum individual lot size requirements for the proposed residential type. The zoning application for the SFU district does not include approval of the conceptual layout in the application. Design standards were established by a committee of residents in 2009 to ensure quality is upheld and monotony is prevented. Garages are required for residential development but garages are not allowed to front a public right-of-way and on-street parking will not be considered to meet minimum parking requirements. These conditions are anticipated to assist in limiting the number of direct vehicle access points onto the major collector and ensure safety along the thoroughfares. Staff recommends approval of the proposed zoning request.

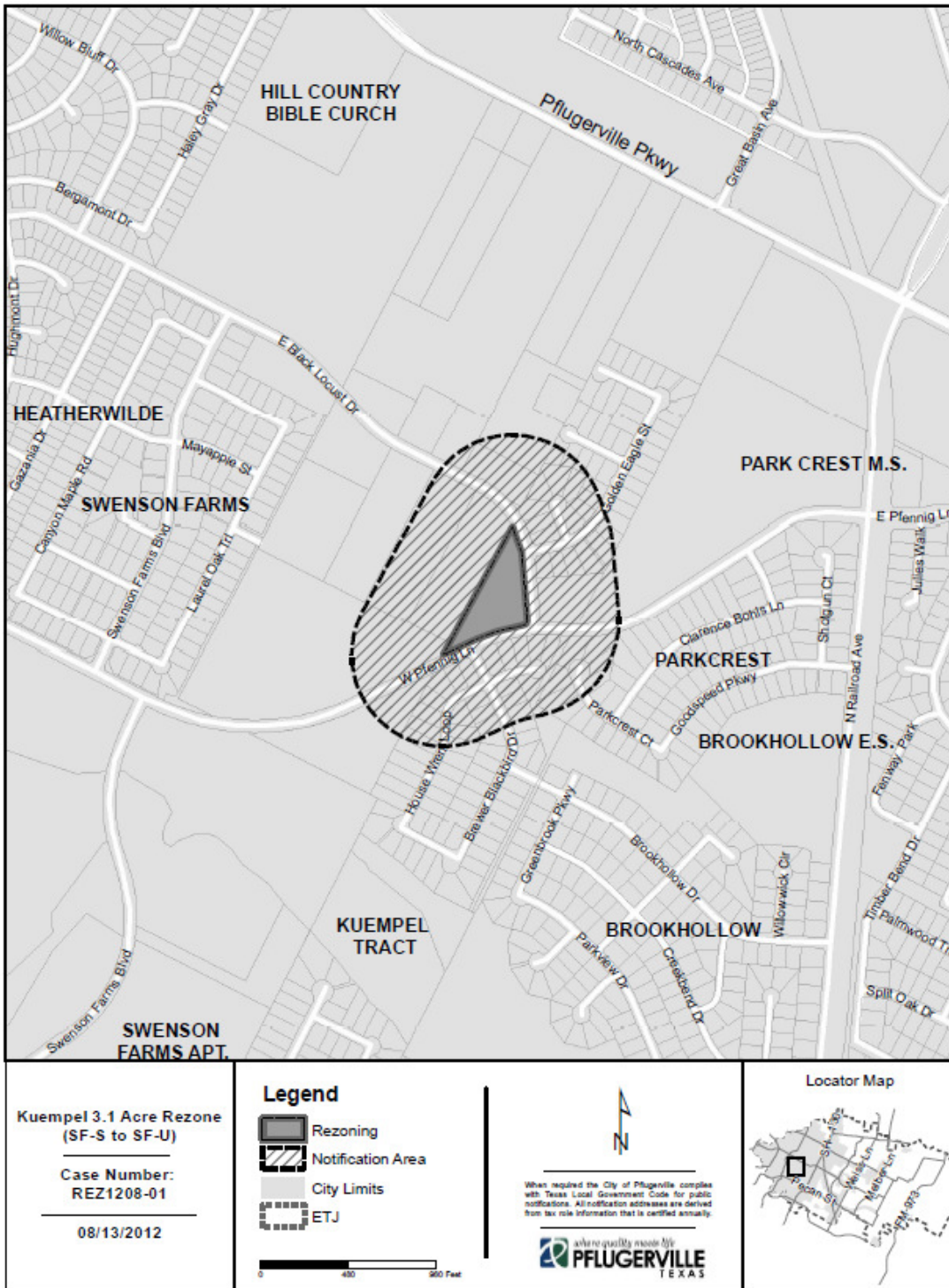
NOTIFICATION:

Newspaper Notification was published on September 5, 2012 and notification letters were mailed to property owners within 500 feet of the property. Signs were posted on the property on May 24, 2012. Several inquiries were received regarding the proposed request at the time of this report.

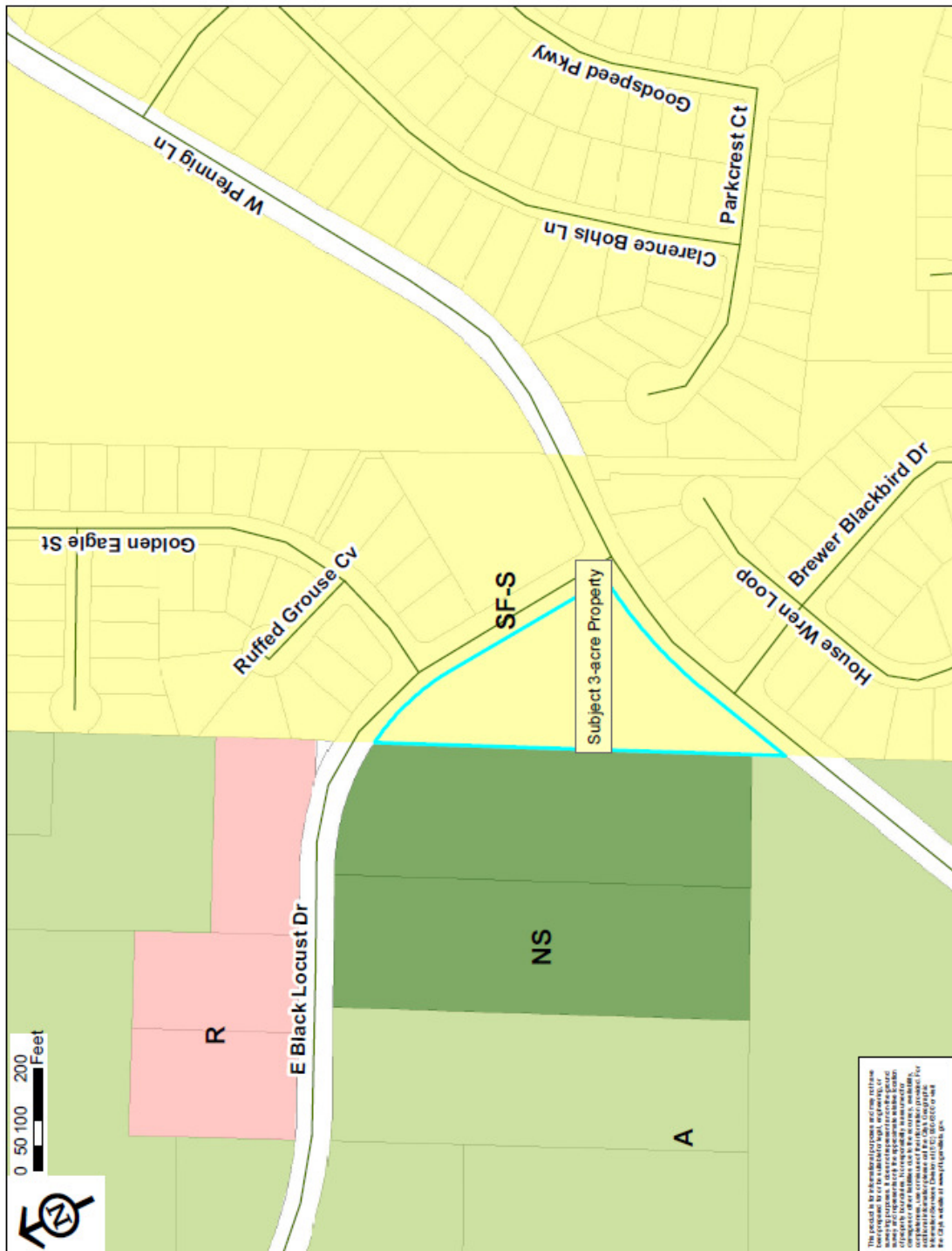
ATTACHMENTS:

- Notification Map
- Zoning Map
- Subject Site Photos
- Applicant Request
- Conceptual Layout

NOTIFICATION MAP



ZONING MAP



SITE PHOTOS:



APPLICANT REQUEST:



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

August 13, 2012

RECEIVED
AUG 13 2012

Mr. Thomas Anker
Chairman Planning and Zoning Commission
City of Pflugerville
100 East Main Street Suite 500
Pflugerville, Texas 78691

RE: Rezoning of 3.10 ac
Pfennig Lane at Black Locust Drive
Our Project No. 50759-00

Dear Mr. Anker:


As the authorized applicant for the Landowner of the above referenced property, we are respectfully requesting that The Planning and Zoning Commission consider our request to rezone the 3.10 acre property from its current zoning of Single Family Suburban Residential (SF-S) to Single Family Urban Residential (SF-U).

Due to the tract's irregular shape and size, which is a result of the intersection of Pfennig Land and Black Locust Drive, the track is well suited to the SF-U District by providing a buffer between the Church uses to the west and the existing neighborhoods to the east.

The plans for the project are to construct (3) six (6) unit town homes with rear access garages as a condominium regime. The units will vary from one bedroom to three bedroom units targeting single young professionals, single parents, empty nesters and widows/widowers.

The site plan and units will be designed in accordance with current Unified Development Code and design criteria as required by the City's site development and building permit requirements.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470


James A. Huffcut, Jr., P.E.
Vice President, Land Development

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AUSTIN / SAN ANTONIO / HOUSTON

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CONCEPTUAL LAYOUT:

