

STAFF REPORT

Planning & Zoning:	8/3/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	8/25/2015	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1506-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 17.654 acres out of the Elnathan Bebee Survey No. 5, Abstract No. 53, Travis County, TX from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) district; to be known as the Kuempel Tract/Pfennig Lane Rezoning. (REZ1506-01)

LOCATION: The property is a triangular shaped tract located along the north side of Pfennig Ln., between Pfennig Ln and Black Locust, generally northeast of the Pfennig Ln and Swenson Farms Blvd intersection. Existing single family developments are located to the west, southeast, and northeast, and a portion of the Gilleland Creek Park is located across the street along the south side of Pfennig Ln.

SITE ANALYSIS:

The proposed site consists of 17.654 acres located along the north side of Pfennig Lane, a major collector roadway. The site remains generally unimproved with an agricultural use and multiple tree lined wind breaks located throughout the site. The western boundary is the Swenson Farms single family residential subdivision, with a treed hike and bike trail directly adjacent, and parallel to the western property line of the subject tract. The southwest portion of the site is generally the low spot of the tract, containing 500 year floodplain and existing drainage area inlets allowing conveyance to Gilleland Creek to the south. The eastern extent of the property is adjacent to another treed wind break and is near the intersection of Pfennig Ln and Brewer Blackbird Dr. The northern boundary is generally indistinguishable from the field, but is generally parallel with the White Poplar Path stub provided in the Swenson Farms neighborhood.

PROPOSAL:

The proposed request is to rezone the tract from Agriculture/Conservation (A) to Single Family Mixed Use District (SF-MU). The proposed district is intended to address infill opportunities for small lot and condominium developments with single family detached and single family attached (townhome) dwelling units permitted at a low to medium density. Limited non-residential land uses may be considered if cohesively designed as a mixed use neighborhood, and when specific conditions are met. Per the Unified Development Code, the district may be used in areas of 20 acres or less with direct access to major thoroughfares. If approved, the applicant has identified intentions of developing the tract into a single-family detached development.

ADJACENT ZONING and LAND USE:

The subject property was annexed into the City of Pflugerville in 1999 (ORD No. 549-99-06-08) and subsequently zoned to the current Agriculture/Conservation (A) zoning district. The property to the west was annexed at the same time and rezoned to the Single-Family Residential District (now known as Single Family Suburban) in 2001 (ORD No. 614-01-01-09). Adjacent to the north/northwest are two unimproved

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tracts owned by the Pflugerville Independent School District (PISD) and zoned Agriculture/Conservation (A). Adjacent to the north/northeast are two unimproved tracts owned by two separate places of worship, zoned Neighborhood Services (NS). The tract to the east is an unimproved 3-acre tract of land zoned Single Family Mixed Use (SF-MU).

COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan currently identifies the area as Low to Medium density residential.

STAFF RECOMMENDATION:

The property is located between the Swenson Farms and two different Kuempel residential subdivisions, public parkland, several tracts owned by places of worship, and PISD property. The proposed request retains the opportunity for low to medium density, infill, residential development which is consistent with the intent of the proposed Single Family Mixed Use District (SF-MU) and the Comprehensive Land Use Plan. Staff recommends approval of the proposed request.

NOTIFICATION:

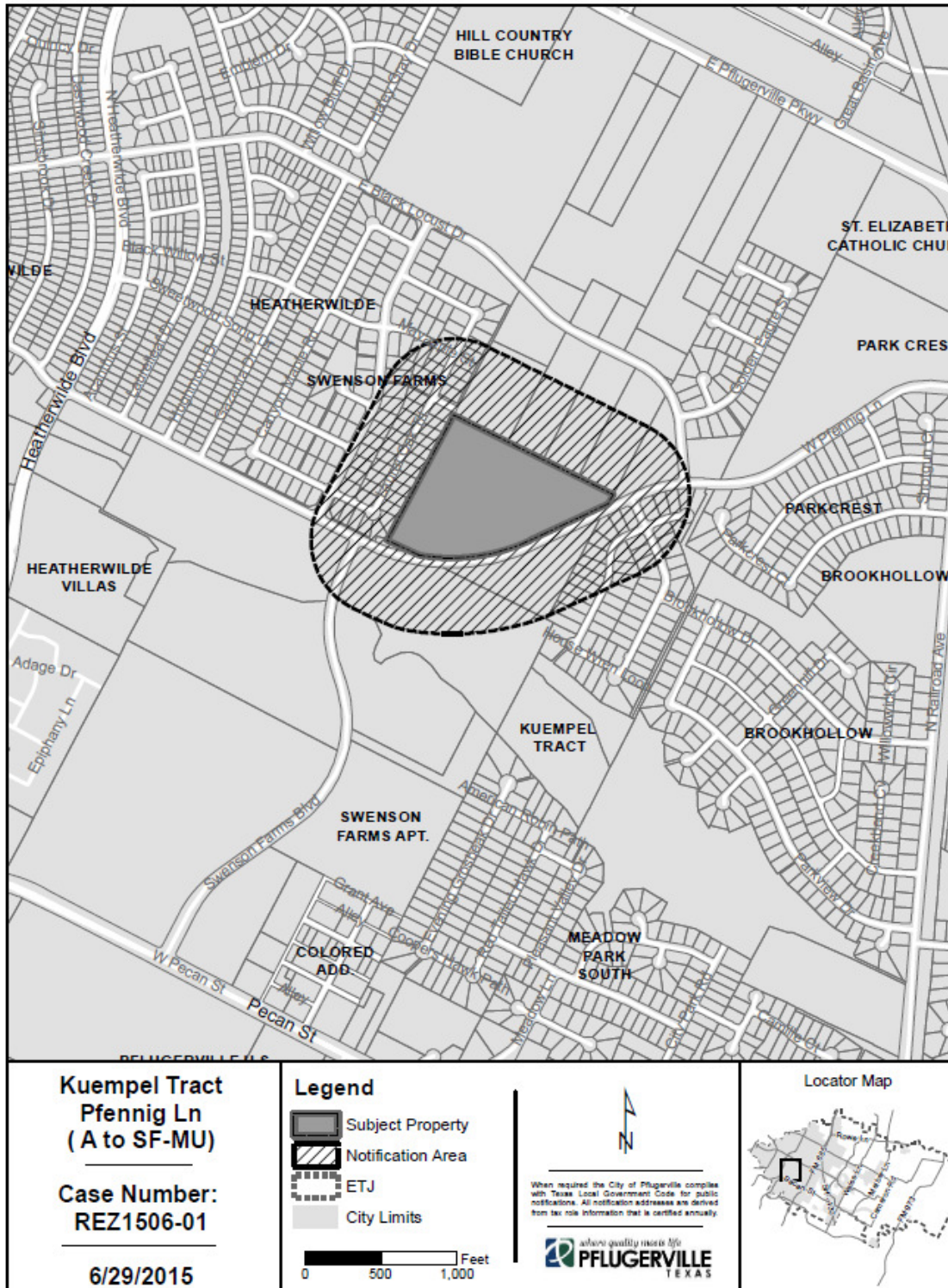
Newspaper Notification was published, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property. One general inquiry was received regarding the proposed request at the time of this report.

ATTACHMENTS:

- Notification Map
- Subject Site Photos
- Applicant Request

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NOTIFICATION MAP



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SITE PHOTOS:



APPLICANT REQUEST:



June 29, 2015

Emily Barron, AICP
Planning Director – Development Services Center
P.O. Box 589
Pflugerville, Texas 78691

Re: Kuempel Tract Rezoning Request

The following is a letter of intent providing detailed information regarding the above mentioned project.

Dear Ms. Barron:

On behalf of our client, we have submitted a Rezoning application request for the Kuempel Tract project. The Kuempel Tract is an approximate 17.654 acre tract located on the north side of Pfennig Lane approximately five hundred feet west of the intersection of Pfennig Lane and Black Locust Drive and approximately 200 feet east of the intersection of Swenson Farms Boulevard and Pfennig Lane, within the city limits of Pflugerville in Travis County, Texas. Per the City of Pflugerville Zoning Map 2015, the Kuempel Tract is currently zoned as Agriculture/Conservation (A). The intent of this request is to rezone the property from the current district to Single Family Mixed Use Residential (SF-MU). The proposed project is planned as a single-family development which meets the design standards and is below the maximum SF-MU district size of twenty (20) acres per the City of Pflugerville Unified Development Code.

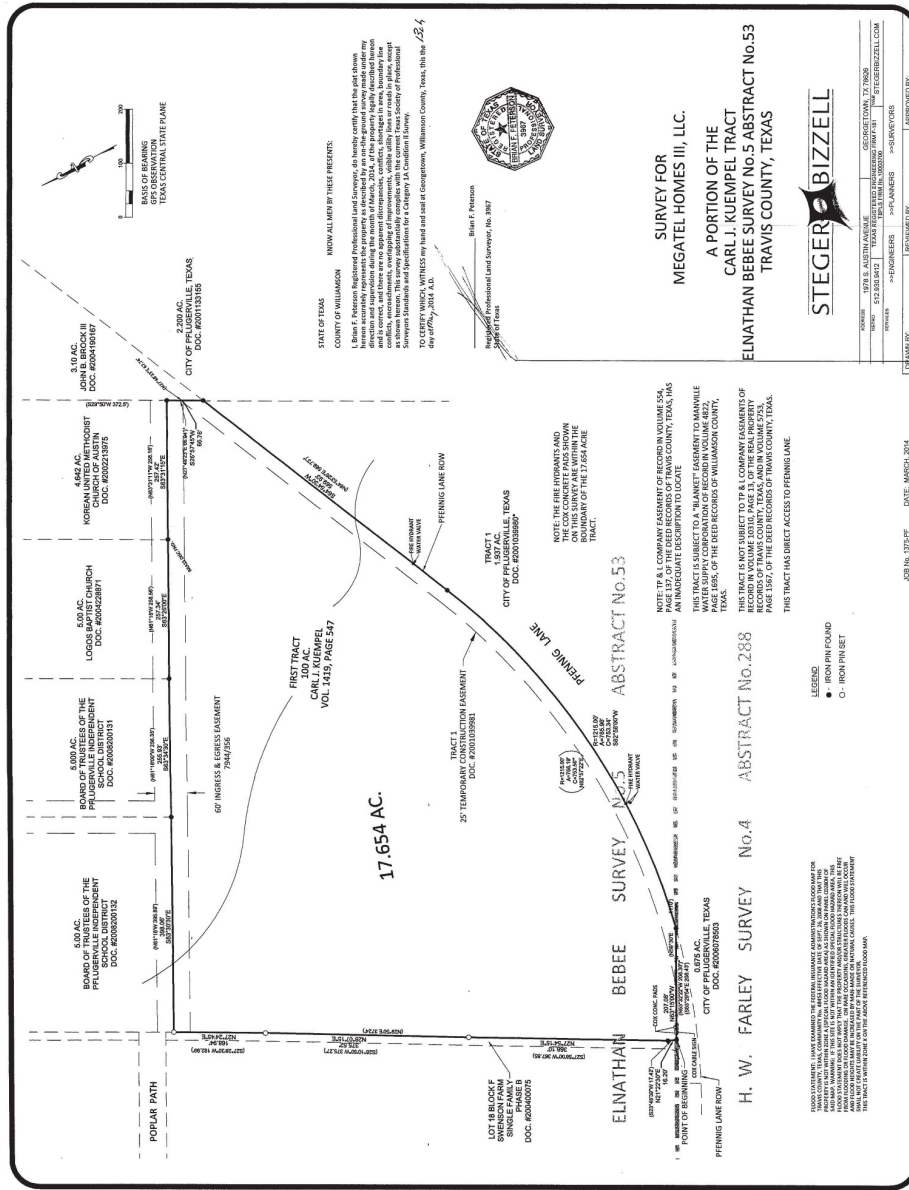
Please review the attached supporting documentation and please contact me with any questions or if any additional information is needed.

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


Daniel Hart, P.E.
Project Manager

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SURVEY:



These drawings are the work product of STEGER BIZZELL. The user of these drawings is hereby notified that the user of these drawings is to be held responsible for any and all errors or omissions in these drawings. STEGER BIZZELL is not responsible for any errors or omissions in these drawings.

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