



Pflugerville
Planning and Zoning
Commission

STAFF REPORT

Planning & Zoning: 1/8/2024 **Staff Contact:** Nathan Jones, Planning Manager
City Council: 2/13/2024 **E-mail:** nathanj@pflugervilletx.gov
Case No.: REZ2023-00240

SUBJECT: To receive public comment and consider an application to rezone an approximately 243.7-acre tract of land situated in the William Caldwell Survey No. 66, Abstract No. 162 and the John Liesse Survey No. 18, Abstract No. 18, locally addressed 16430 Cameron Road from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF); to be known as 1849 Park Rezoning (REZ2023-00240).

LOCATION:

The subject property an approximately 243.7-acre tract of land situated in the William Caldwell Survey No. 66, Abstract No. 162 and the John Liesse Survey No. 18, Abstract No. 18 and is located at 16430 Cameron Road.

BACKGROUND/REQUEST:

Between 2015 and 2017, the City of Pflugerville acquired the subject property with the intent to develop it as the 1849 Park in conformance with the goals outlined in the Parks, Recreation, and Open Space Master Plan that was adopted in 2011.

In April 2022, the City Council adopted the Aspire Pflugerville 2040 Comprehensive Plan which identified the future land use for the subject property as Parks and Open Space. In September 2023, the City Council adopted an update to the Parks, Recreation, and Open Space Master Plan which called for the completion of the 1849 Park located on site. In order to be in conformance with its intended land use and the future land use identified in the Aspire Pflugerville 2040 Comprehensive Plan, and to satisfy the requirements of the development process, the property owner has requested to rezone the subject property to the Parks Facilities and Open Space (PF) zoning district.

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SURROUNDING ZONING AND LAND USE:

The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

Adjacent	Zoning District	Use	Comprehensive Plan
North	Single-Family Mixed Use (SF-MU) and Single-Family Residential (SF-R)	Single family neighborhood	Parks and Open Space, Traditional Neighborhood and Suburban Residential
East	Extra-Territorial Jurisdiction (ETJ)	Undeveloped Land	Traditional Neighborhood
South	City of Austin Jurisdiction	Undeveloped Land	Not Applicable
West	Single-Family Mixed Use (SF-MU), Single-Family Residential (SF-R), and Neighborhood Services (NS)	Undeveloped Land	Mixed-Use Neighborhood and Traditional Neighborhood

ZONING HISTORY:

The subject property consists of four parcels and was annexed into the full purpose city limits in two phases. The first was a city-initiated annexation that occurred in 2007 under Ordinance 899-07-08-14. The second occurred in 2016 by petition of the property owner under Ordinance 1247-16-02-23. Each parcel was assigned its current Agriculture/Development Reserve (A) zoning district at the time of annexation in accordance with the Unified Development Code (UDC). The parcels were conveyed to the City of Pflugerville by deed in phases between 2015 and 2017.

PROPOSED DISTRICT:

The applicant is proposing to rezone the property from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) zoning district. The UDC describes the Parks Facilities and

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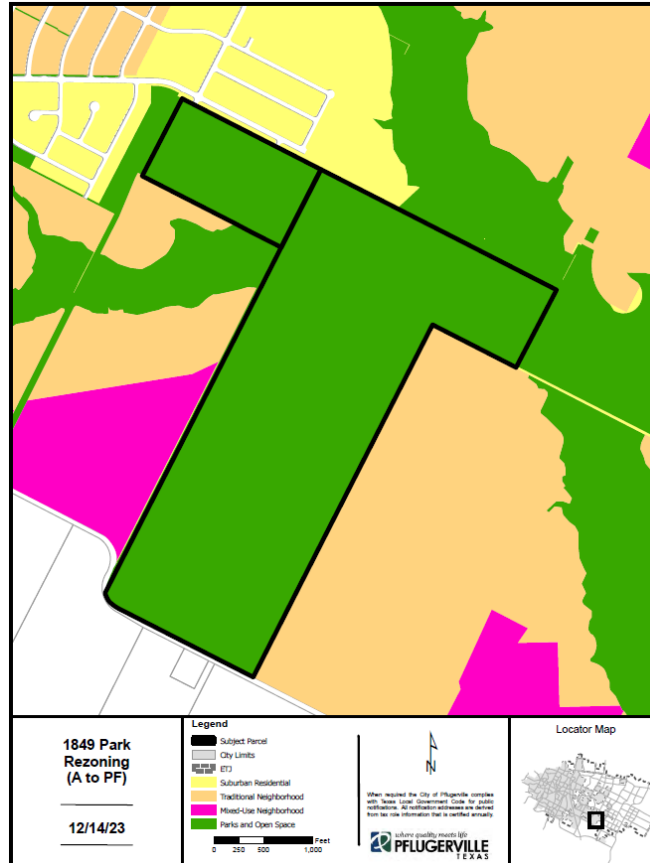
Open Space (PF) zoning district as a district established to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities throughout the city that is responsive the variety of recreational needs of all residents of the community.



Zoning Map

COMPREHENSIVE PLAN:

The Aspire Pflugerville 2040 Comprehensive Plan describes the proposed future land use for the subject property as Park and Open Space. The Park and Open Space future land use is intended to preserve open spaces for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running throughout the City. Parks, trails, and other recreational amenities should be integrated into and easily accessible from residential neighborhoods and developments. These uses are typically allowed in any zoning district; therefore, future park locations are not identified on the Future Land Use Map but are identified in the Parks and Open Space Master Plan.



Comprehensive Plan Map

Neighborhood District:

The Aspire Pflugerville 2040 Comprehensive Plan identifies the subject property as located within The Parks District. The Parks District contains a confluence of Wilbarger Creek tributaries that anchor the open space network, home to the recent 1849 Park and planned for further expansion. Pflugerville Parkway, Weiss Lane and Cameron Road serve as opportunities to define the character of this district in thoughtful ways reflective of the area’s orientation towards nature and connect meaningfully with the emerging area around Lake Pflugerville. Along these roads and where they meet Cameron Road, there are excellent opportunities for neighborhood mixed use nodes. With the amount of potential green space, this is a natural area for denser, more diverse housing types and development patterns with high fiscal performance. The westside of the district is anchored by a large multi-school campus, including a high school.

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Aspirational Actions of The Parks District are to prescriptively plan for access to parks, open space and trails, with safety enhancements such as lighting along trails and streets feeding into the trail system as development occurs. Leverage the creek corridor, but also recognize well-planned connections beyond the natural areas will be critical to an effective quality of life. It also calls to continue expansion of the 1849 Park program, developing it as a unique recreational destination not just for Pflugerville, but for the region.

Parks, Recreation, and Open Space Master Plan:

The 1849 Park is an important component of the 2023 Parks, Recreation, and Open Space Master Plan. The Plan calls for several improvements to the park and identifies projects that are to be completed for the park over the planning timespan. It also identifies the goal to complete construction and site development plans that would allow for the construction of the park improvements.

STAFF RECOMMENDATION:

Staff finds that the proposed zoning district of Parks Facilities and Open Space (PF) meets the intent of the future land use of Parks and Open Space as identified in the Aspire Pflugerville 2040 Comprehensive Plan. The proposed zoning district is in line with the Aspirational Actions of the Neighborhood District and supports the goals identified in the 2023 Parks, Recreation, and Open Space Master Plan.

For these reasons, staff recommends approval of the rezoning request to the Parks Facilities and Open Space (PF) zoning district for the approximately 243.7-acre tract of land.

NOTIFICATION:

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and three (3) signs were posted on the property. At time of staff report, no inquiries were received.