
STAFF REPORT

Planning & Zoning:	6/2/2025	Staff Contact:	Jeremy Frazzell, Principal Planner
City Council:	6/24/2025	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	ORD-0833	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 50.455 acres from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) District, 9.287 acres from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) District, 3.566 acres from Agriculture/Development Reserve (A) to General Business 1 (GB1) District, and 12.28 acres from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) District; all out of portions of the Andrew Austin Survey No. 19, Abstract No. 38 and G.B. Simpleman & J.V. Bergen Survey No. 285, Abstract No. 2370 in Travis County, Texas to be known as the Cameron Valley Rezoning (REZ2025-00177).

LOCATION:

The subject tract consists of approximately 75.58 acres located at the southeast corner of Steger Lane and Cameron Road. Steger Lane is located along the north and east boundaries of the tract while Cameron Road is along the west boundary. A future extension of Jesse Bohls to connect to the Steger Lane is anticipated as the subject tract is developed.

BACKGROUND/REQUEST:

The City Council approved a voluntary annexation request to incorporate the property into the city limits on March 11, 2025 to pursue a development consistent with the Comprehensive Plan.

The applicant is requesting to rezone the property into multiple zoning districts to allow for future development. The applicant has requested to rezone approximately 50.455 acres to Single-Family Residential (SF-R); approximately 9.287 acres to Single-Family Mixed Use (SF-



STAFF REPORT

MU); approximately 3.566 acres to General Business 1 (GB1); and approximately 12.28 acres to Parks Facilities and Open Space (PF).

ZONING AND LAND USE:

At time of annexation, the property was zoned Agriculture/Development Reserve (A) and has been used for agricultural purposes with an existing single-family homesite. A small tributary crosses the southwest portion of the property from Cameron Road in a southeasterly direction. The surrounding area to the north, east and south is within the Pflugerville Extraterritorial Jurisdiction (ETJ) and largely rural with a church and cemetery to the south, single family home sites to the east, and predominantly agricultural land uses throughout. Across Cameron Road to the southwest is the Meadowlark Preserve single family development, which is within the city limits and consists of 375 single family homes. Across Cameron Road to the northwest is land within the city limits that is owned by the Pflugerville Independent School District (PfISD). Further to the northwest is land in the ETJ currently improved with Emergency Services District No. 2 facilities. The table below further identifies the zoning districts and existing uses for properties immediately surrounding the subject tract.

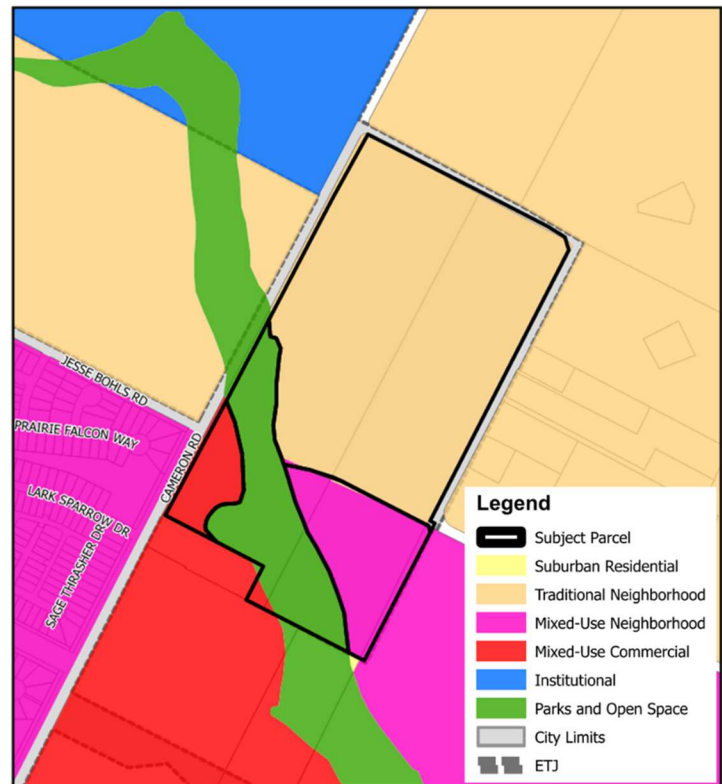
Adjacent	Zoning District	Use	Comprehensive Plan
North	Extraterritorial Jurisdiction	Agricultural with a single-family home	Traditional Neighborhood
Northwest	Agricultural/Development Reserve (A)	Agricultural, PfISD owned property	Institutional, Parks and Open Space
East	Extraterritorial Jurisdiction	Single-family homesites with agricultural use	Traditional Neighborhood
South	Extraterritorial Jurisdiction	Church with cemetery and agricultural use	Mixed-Use Commercial, Suburban Residential
Southwest	Meadowlark Preserve Planned Unit Development (PUD)	Single-Family neighborhood	Mixed-Use Neighborhood
West	Extraterritorial Jurisdiction	Agricultural	Traditional Neighborhood, Parks and Open Space

FUTURE LAND USE MAP:

The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan, adopted in 2022, identifies the area as Traditional Neighborhood, Mixed-Use Neighborhood, Mixed-Use Commercial, and Parks and Open Space. Below are summaries for each of the land use categories excerpted from the Comprehensive Plan.

Traditional Neighborhood:

This future land use district identifies residential uses, with supportive neighborhood commercial uses as being appropriate. The Comprehensive Plan provides for uses that are considered appropriate, as well as those that may be considered conditional as a primary use. Among uses that are considered appropriate are single-family small lot and accessory dwelling units and civic uses. Uses that may be considered conditionally are townhomes triplex/fourplex, bungalow/cottage courts, neighborhood shopping center, neighborhood office and commercial, as well as mixed-use neighborhood scale.



Mixed-Use Neighborhood:

Mixed-Use Neighborhood incorporates different uses such as office, retail, commercial and residential in one area. Mixed-use development can be considered vertical or horizontal with uses in a single structure or in separate buildings adjacent to each other. The development pattern is intended to encourage users to not rely on vehicles and promote a pedestrian friendly experience. By mixing uses and having them in proximity, developments are typically more walkable than traditional suburban commercial development. Amenities like plazas, public seating, and pedestrian features are encouraged to be incorporated into mixed-use neighborhoods to provide additional community gathering opportunities.

Mixed-Use Commercial:

Mixed-Use Commercial is intended to establish high intensity, mixed-use activity centers with intention of supporting the surrounding community and region. Mid to high rise buildings with a compact block structure and urban design are encouraged. Residential land uses are envisioned as courtyard/garden apartments and urban style apartments which provide the residential density needed to support the commercial and office developments. Mixed-Use Commercial is further envisioned to be used as

STAFF REPORT

intentional neighborhood corner developments that provide the nearby goods and services in a walkable context.

Parks and Open Space:

This land use category 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.

TRANSPORTATION:

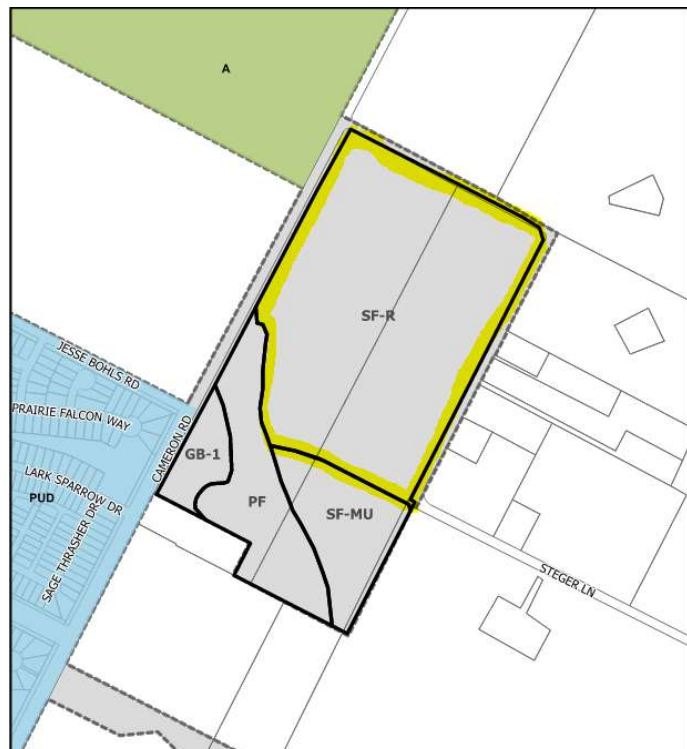
The tract is bound by Cameron Road along the west and Steger Lane along the north and east. Both roadway extents adjacent to this tract were included in the petition for annexation and are now part of the city limits. Cameron Road along the west is identified in the Mobility Master Plan as an arterial roadway with an ultimate 120' right of way width, while the northern segment of Steger Lane is a major collector with an ultimate 80' right of way width. An extension of the southern portion of Steger Lane through the property to connect with Jesse Bohls to the west will be a minor collector with a 60' right of way width. All right of way dedications will be determined during the subdivision process.

PROPOSED ZONING:

The applicant has requested to rezone approximately 50.455 acres to Single-Family Residential (SF-R); approximately 9.287 acres to Single-Family Mixed Use (SF-MU); approximately 3.566 acres to General Business 1 (GB1); and approximately 12.28 acres to Parks Facilities and Open Space (PF). The purpose of the rezoning is to establish a future residential neighborhood with nearby commercial opportunities.

Single-family Residential (SF-R): 50.455 acres

The northern area of the development is proposed for the Single-Family Residential (SF-R) zoning district and is located within the Traditional Neighborhood future land use designation in the Comprehensive Plan. Within the Traditional Neighborhood designation, developments should be anticipated as single family residential with an opportunity for a variety of building types.

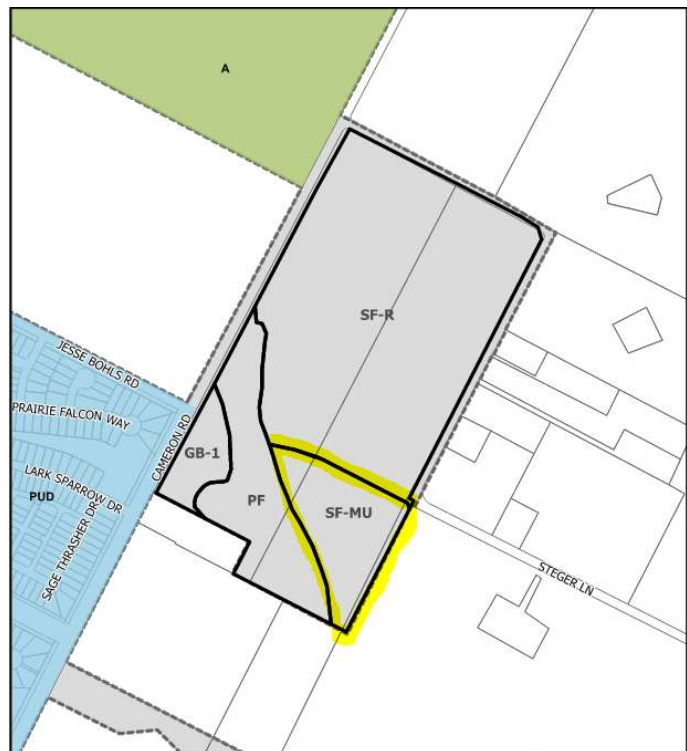


STAFF REPORT

The SF-R zoning district supports this designation as it 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. With the zoning area being greater than 50 acres, the subdivision will be permitted to have lot widths of at least 50 feet and a maximum of 65% of the lots with a minimum lot area of 6,250 sf. The district UDC conditions also require a minimum of 25% of the lots to have a minimum lot area of 7,500 sf, and 10% of the lots with a minimum lot area of 9,000 sf. The variety of lot sizes is intended to provide an opportunity for a variety of housing options within the overall development.

Single-family Mixed Use (SF-MU): 9.287 acres

The southern portion of the property is proposed with the Single-Family Mixed Use zoning district and is within the Mixed-Use Neighborhood designation of the Comprehensive Plan. The Comprehensive Plan envisioned a variety of low to medium density residential land uses including townhomes, duplex, triplex and quadplex, bungalow/cottage courts, along with an opportunity for small lot single family. Non-residential land uses that are compatible with surrounding residential are encouraged to create a mixed-use environment and promote opportunities for localized community services. Within the UDC, the SF-MU zoning district is described as offering an opportunity for small lot, single family detached and single family attached



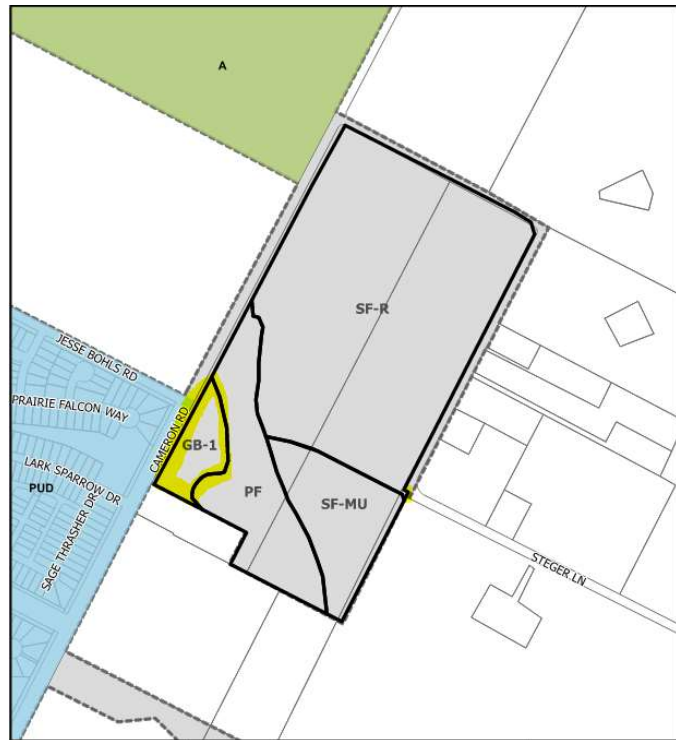
(townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Within the SF-MU district, single-family detached lots would be required to have a minimum lot size of 5,000 sq. ft., and a minimum lot width of 40-feet. Limited non-residential uses may be considered if cohesively designed as a mixed use neighborhood and when specific design criteria are met to ensure compatibility. The proposed location of the SF-MU district is along the south side of the future extension of Steger Lane which will establish an opportunity for non-residential development to occur along the extent of that road extension.

General Business 1 (GB1): 3.566 acres

The southwestern corner of the tract is proposed with the General Business 1 (GB1) zoning district and is within the Mixed-Use Commercial designation of the Comprehensive Plan. As noted above, the Mixed-Use Commercial designation is anticipated to encourage a mixture of land uses with non-residential and

STAFF REPORT

commercial development providing a neighborhood and regional draw. The proposed zoning of GB1 allows for traditional commercial development including larger sized commercial uses while also offering an opportunity for some residential development when cohesively designed and integrated as a mixed use project. While the acreage in this tract is smaller, the land further to the south and east is envisioned in the Comprehensive Plan to be a much larger development with anchoring uses to support the surrounding area. The extension of Steger Lane along the north side of this zoned area, Cameron along the west, and a future extension of Pflugerville Pkwy further to the south, the vehicular circulation needed to ensure commercial uses are successful in this area is anticipated. Similarly, a spine trail within Cameron and a loop trail through the adjacent floodplain area will ensure future pedestrian connections are provided to this area from the nearby predominant residential neighborhood areas to the north, east, and west.



Parks Facilities and Open Space (PF): 12.28 acres

The land proposed for Public Facilities and Open Space (PF) zoning district is generally within the Parks and Open Space designation within the Comprehensive Plan. This future land use designation is given to parcels that are intended for parks and open space, and the features of the land in this designation are predominantly floodplain. The area will provide a transition between the larger single family area to the north with the more intense GB1 area to the southwest. While an extension of Steger Lane will bisect the tract, a loop trail is planned per the Mobility Master Plan through this area to further enhance the regional trail system and will ensure safe pedestrian connections are provided in the area. The PF zoning district is consistent with the Parks and Open Space designation within the Comprehensive Plan.

UTILITY PROVIDERS:

The subject tract is located within the Manville water service area and the City of Pflugerville's wastewater service area. Further analysis on utilities will be completed during the subdivision process.

STAFF RECOMMENDATION:

The proposed zoning districts of Single-family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Park Facilities and Open Space (PF), and General Business 1 (GB1) are consistent with the 2040 Aspire Pflugerville Comprehensive Plan and meet the goal of supporting healthy, vibrant neighborhoods that

STAFF REPORT

encourage housing variety, commercial activity with mixed-uses opportunities, and expansion of the parks and trails systems. The proposed configuration of zoning districts provides appropriate transitions of scale, support additional housing diversity while ensuring safe walkable access to goods, services, and open space with potential amenities. Staff recommends approval of the proposed rezoning.

NOTIFICATION:

Notification was published in the Pflugerville Pflag newspaper, notification letters were mailed to property owners within 500 feet of the subject tract, and signs were posted on the right of way frontages along the tract. At time of publication of this staff report, staff has received no inquiries.

ATTACHMENTS:

- Aerial Map
- Notification Map
- Comprehensive Plan Map
- Zoning Map
- Development Regulations Chart
- Southeast Preserve District
- Land Use Categories

STAFF REPORT

AERIAL MAP



Cameron Valley
 (Unzoned to SF-R,
 SF-MU, PF, and GB-1)

Case Number:
 REZ2025-00177

4/8/25

Legend

 Subject Parcel

0 150 300 600 Feet



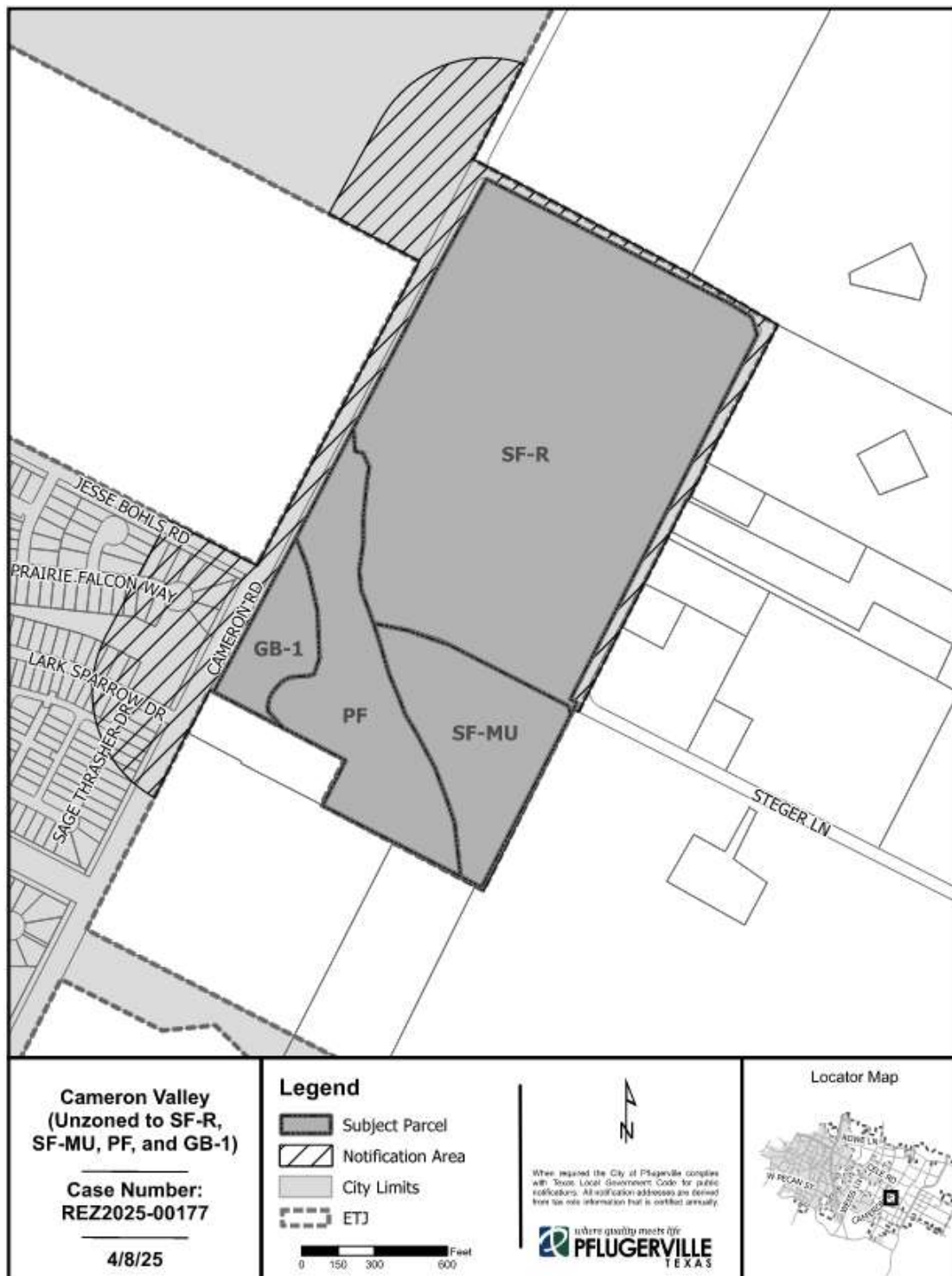
When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax rate information that is certified annually.

Locator Map



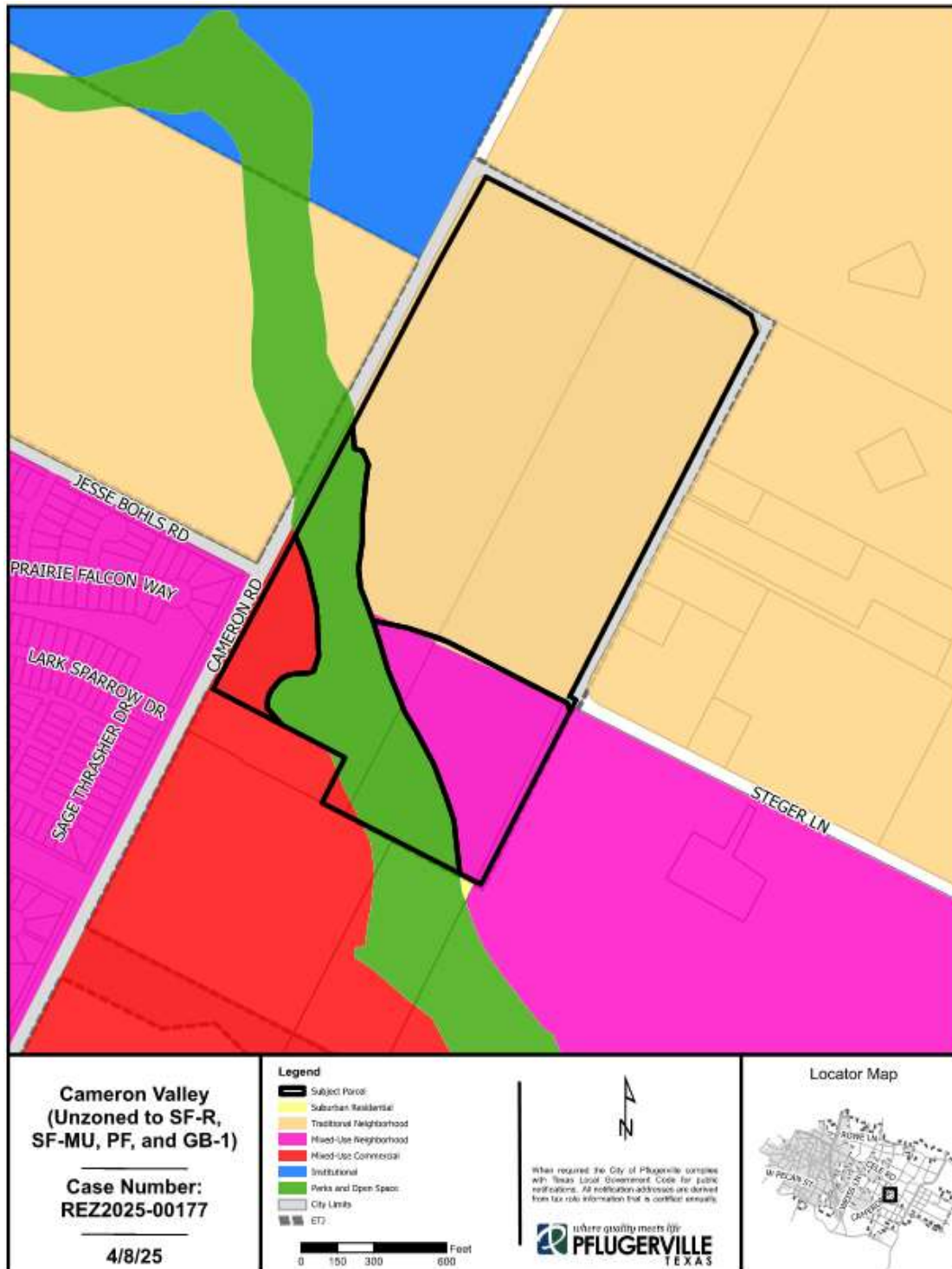
STAFF REPORT

NOTIFICATION MAP



STAFF REPORT

COMPREHENSIVE PLAN MAP



STAFF REPORT

ZONING MAP

