

Planning & Zoning:	4/3/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
City Council:	4/25/2017	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1701-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 5.964 acres out of the J. Van Winkle Survey No. 14, located generally southeast of the intersection of Black Locust Dr. and Grand Ave. Pkwy from Agriculture/Conservation (A) to Multi-Family 10 (MF-10) district; to be known as the Windermere Park Garden Villas Section Two Rezoning. (REZ1701-01)

LOCATION: The property is located along the south side of Black Locust Dr., generally southeast of the Black Locust Dr. and Grand Ave. Pkwy intersection.

REQUEST: Rezone the 5.964 acres from Agriculture/Conservation (A) to Multi-Family 10 (MF-10).

SITE ANALYSIS:

The property is a 5.964-acre tract of unimproved land located between Grand Ave Pkwy and the Windermere Parke neighborhood. Along the north and west perimeter of the property is a six foot wide sidewalk and a ten foot hike and bike trail, which provides pedestrian connectivity between the neighborhood, and Windermere Park (south) and Windermere Primary/Elementary (north). An existing overgrown drainage swale containing the 100 year floodplain extends along the east extent of the property in a general north to south direction and provides a physical separation between the subject property and the neighborhood.

ANNEXATION/ZONING/LAND USE:

The subject property along with the Windermere and Picadilly Ridge subdivisions located to the north and east were annexed into the City of Pflugerville in 2009 (ORD No. 1029-09-11-24) and subsequently zoned to the Agriculture/Conservation (A) zoning district. Later that year, the City initiated a proactive rezoning of the neighborhoods to establish the single family residential zoning district (now known as Single Family Suburban (SF-S)), while leaving the schools and unimproved areas in the newly annexed area as the A district.

Land to the west was annexed in 2007, and proactively rezoned in 2009 to their current zoning districts. The HomeTown at Picadilly apartment complex for active seniors, located generally to the west of the subject property is currently zoned Multi-Family 20 (MF-20), while the drainage area remains zoned as Agriculture/Conservation (A). West of the multi-family development is the Springbrook Centre single family neighborhood.

The 5.4-acre tract of land located directly north of Black Locust is owned by the same owner as the subject tract, and was rezoned from Agriculture/Conservation (A) to Multi-Family 10 (MF-10) in 2015. During the rezoning process, the Windermere neighborhood expressed concern with the existing traffic in the area, citing a low level of service at the intersection. As a result, a signal warrant analysis was completed for the

Black Locust Dr and Grand Ave Pkwy intersection, which found that a signal is warranted. The signal is currently under design and estimated to be in operation late 2017/early 2018.

UNIFIED DEVELOPMENT CODE:

According to the Unified Development Code, the Multi-Family 10 (MF-10) district *“...is intended to address opportunities for small, suburban multi-family developments with up to 10 units per acre. The district should be used as a transition to more intense land uses including major thoroughfares.”*

Land uses that are permitted or can be considered with conditions in the MF-10 district include: assisted living, condominium, multi-family at a density of 10 units per acre, nursing home/skilled nursing, single family attached townhomes, single family detached, amenity center, government facilities, park or playground, place of worship, utilities. If approved through the specific use permit: private/parochial school, and wireless telecommunication facilities with conditions can be considered.

Properties zoned MF-10 that are adjacent to conforming single family detached units or the SF-S zoning district will require a minimum 30-ft rear and side setback and bufferyard. The bufferyard will be required to contain an opaque wall and four large evergreen trees and 15 shrubs per 100 linear feet of the site development boundary. Compliance with all other requirements including landscaping, lighting, and architecture will be required with the site development process, should development be pursued.

COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan currently identifies the area as open space with low to medium density residential. The open space land use designation is attributed to the floodplain layer used during the land use plan creation and proximity of the tracts to Windermere Park. The proposed district is a low to medium density residential district that will provide a transition between a single family neighborhood and an arterial roadway.

STAFF RECOMMENDATION:

The property is located at the intersection of a major collector and arterial street, and functions as a transition from Grand Ave Pkwy to the single family neighborhood. Per the Unified Development Code, a bufferyard will be required if the zoning is approved. The drainage swale containing the floodplain along the east property line currently provides a physical separation between the existing single family homes to the east and the proposed development, and will be included in the bufferyard distance. The proposed zoning district will allow for a variety of land uses anticipated to be generally compatible with a neighborhood, including limited multi-family with a density of up to 10 units per acre. According to the owner, the anticipated development will consist of for rent garden homes on a single lot owned and maintained by the owner, with a density that is anticipated to be less than what is permitted by the district. According to the owner, private Covenants, Conditions and Restrictions for the Windermere neighborhood limit the type of development allowed on the subject property to townhomes or single family, both of which are permitted in the proposed zoning district. The proposed zoning is in compliance with the Comprehensive Plan and Staff recommends approval of the proposed request.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 3, 2017, the Planning and Zoning Commission conducted a public hearing for the proposed rezoning and heard from numerous residents with concerns about traffic and safety, drainage, and property values. Following the public hearing, the Planning and Zoning Commission recommended approval of the proposed ordinance with a vote of 4-2.

NOTIFICATION:

Newspaper notification was published, notification letters were mailed to property owners within 500 feet of the property, and signs were posted on the property. Several general inquiries were received, and two residents expressed concerns with additional traffic, decrease in property value, and subsidized housing.

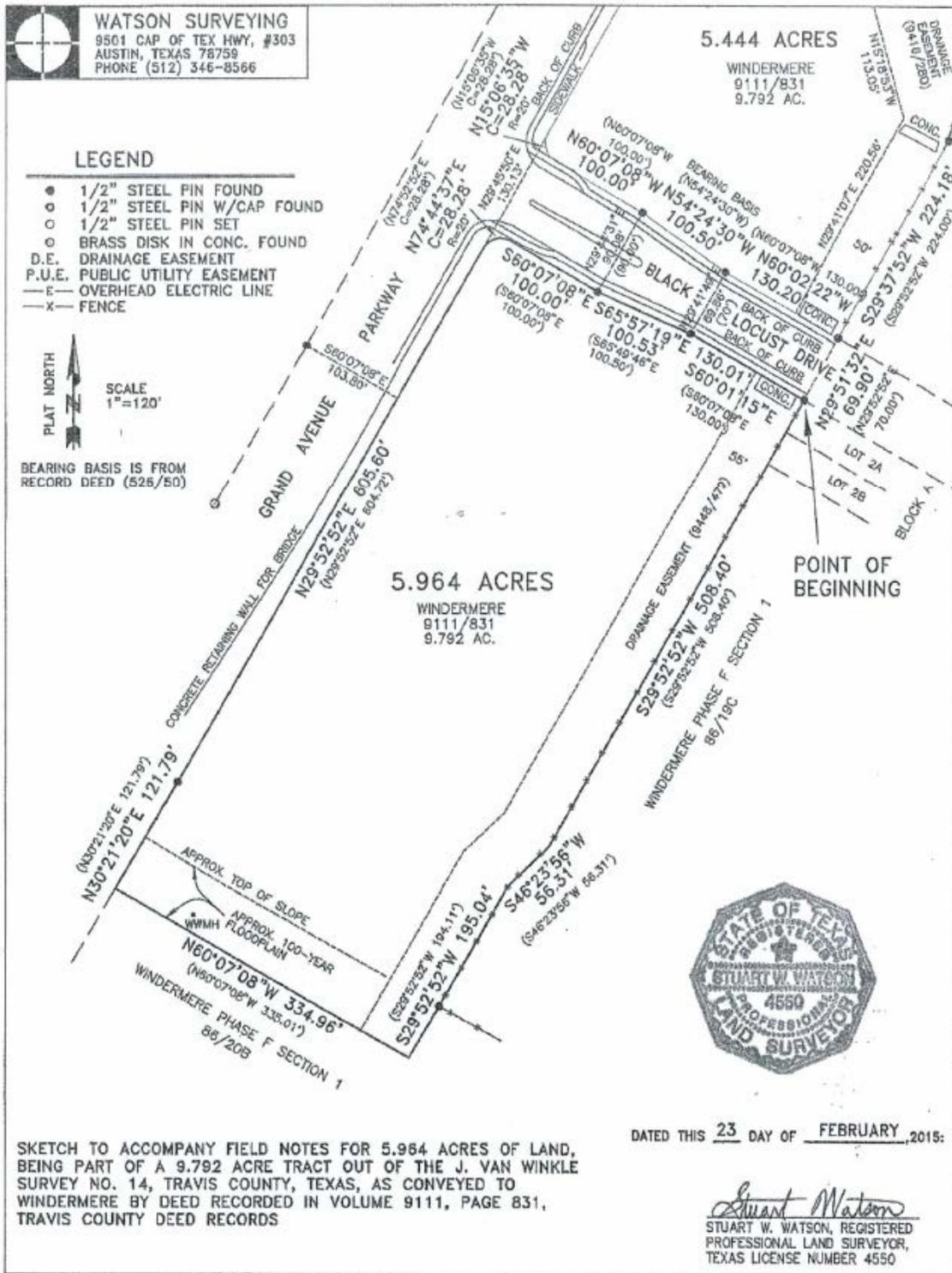
ATTACHMENTS:

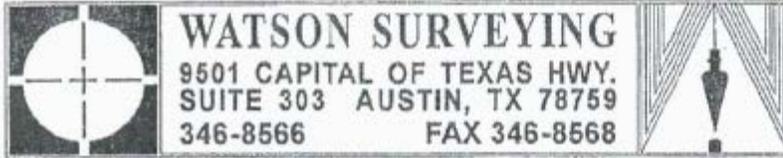
- Notification Map
- Survey
- Zoning Map
- Comprehensive Plan Segment
- Applicant Request Letter



<p>Windermere Park Garden Villas Section 2</p> <p>Case Number: REZ1701-01</p> <hr/> <p>1/24/2017</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  Notification Area  ETJ  City Limits <p>0 245 490 Feet</p>	<p style="text-align: center;">N</p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p>where quality meets life PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p> 
--	--	--	--

SURVEY:





FIELD NOTES FOR 5.964 ACRES OF LAND, BEING PART OF A 9.792 ACRE TRACT OUT OF THE J. VAN WINKLE SURVEY NO. 14, TRAVIS COUNTY, TEXAS, AS CONVEYED TO WINDERMERE BY DEED RECORDED IN VOLUME 9111, PAGE 831, TRAVIS COUNTY DEED RECORDS, SAID 5.964 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" inch steel pin found at the northwest corner of Lot 2A, Block A, Windermere Phase F, Section 1, as recorded in Volume 86, Page 19C, Travis County Plat Records, for the northeast corner hereof;

THENCE with the mutual line of said 9.792 acres and Windermere Phase F, Section 1, the following 4 courses:

- 1) S29°52'52"W 508.40 feet to a computed point for angle,
- 2) S46°23'56"W 56.31 feet to a computed point for angle,
- 3) S29°52'52"W 195.04 feet to a computed point for southeast corner hereof,
- 4) N60°07'08"W 334.96 feet to a computed point in the west ROW line of Grand Avenue Parkway, for southwest corner hereof;

THENCE with mutual line of said ROW and 9.792 acres the following 2 courses:

- 1) N30°21'20"E 121.79 feet to a ½" steel pin found for angle,
- 2) N29°52'52"E 605.60 feet to a computed point at the start of a curve to the right;

THENCE around said curve to the right with chord of N74°44'37"E 28.28 feet and radius of 20 feet, to a computed point at end of curve;

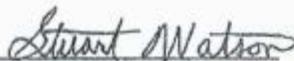
THENCE with the south ROW line of Black Locust Drive the following 3 courses:

- 1) S60°07'08"E 100.00 feet to a ½" steel pin found for angle,
- 2) S65°57'19"E 100.53 feet to a ½" steel pin found for angle,
- 3) S60°01'15"E 130.01 feet to the POINT OF BEGINNING, containing 5.964 acres of land, more or less.

Bearing basis is on north ROW line of Black Locust Drive

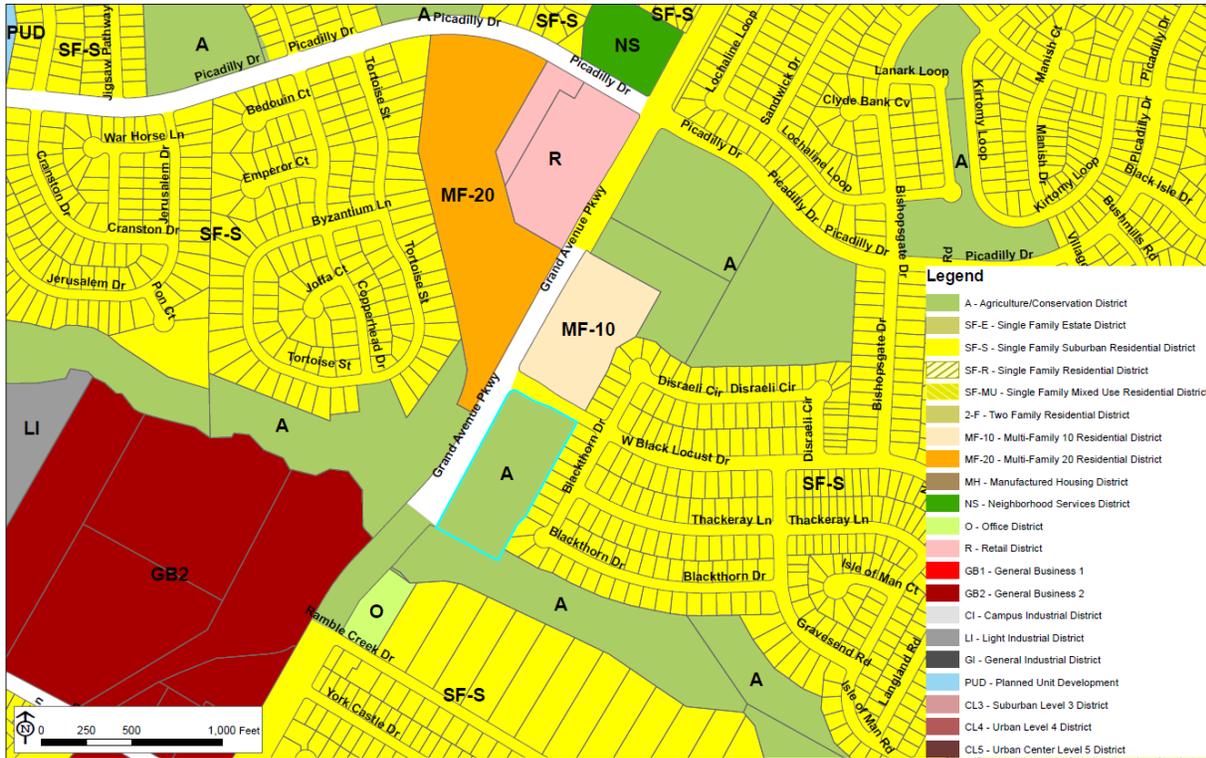
See survey map for more information

Surveyed 23 February 2015 by:

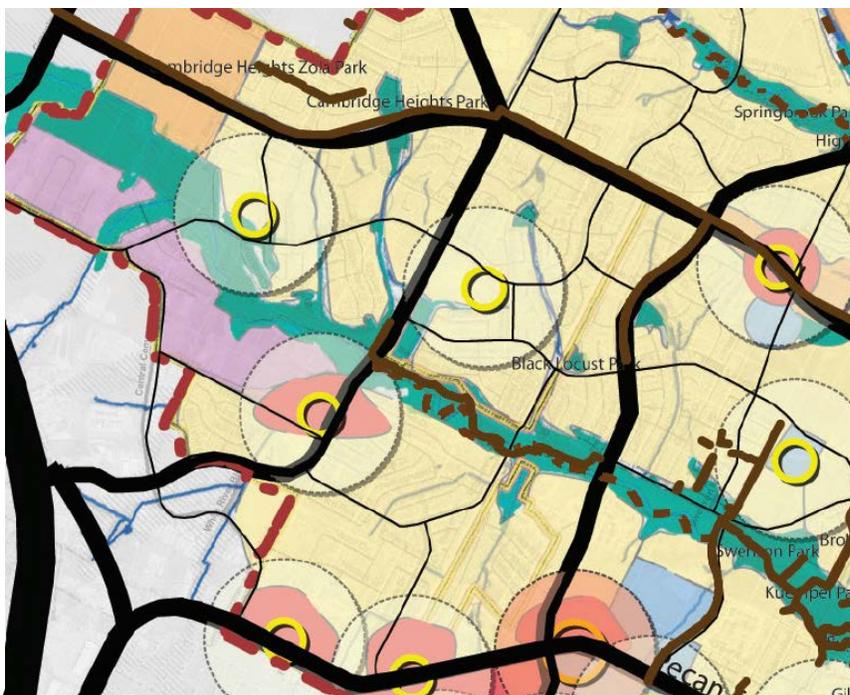

Stuart Watson, RPLS 4550



ZONING MAP:



COMPREHENSIVE PLAN:





January 18, 2017

Mrs. Tammie Williamson
City of Pflugerville
Planning and Zoning Commission
100 E. Main Street, Ste. 500
Pflugerville, Texas 78660

RE: Windermere Park Garden Villas, Section Two Zoning

Dear Mrs. Williamson,

Please accept this request to rezone the parcel in the attached sketch and field notes to MF-10 (Multi-Family-10) from A (Agricultural). The purpose of this request is to establish the zoning classification for the future development of a Multi-Family tract with a density of 10 units per acre. The adjacent lot was approved for a similar zoning classification in April 2014 and this tract is proposed to match the zoning classification.

If additional information is required, please do not hesitate to contact our office at 512.244.1546.

Sincerely,
Hagood Engineering Associates, Inc.


Jen Henderson, P.E.
Project Manager