

Planning & Zoning: 11/6/2017
Agenda Item 2017-6284
Case No.: REZ1708-01

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SUBJECT: To receive public comment and consider an application to rezone approximately 17.593 acres out of the George M. Martin Survey No. 9, Abstract No. 529, locally addressed as 18130 Becker Farm Rd., from Agriculture (A) to Single Family Mixed Use (SF-MU) district; to be known as Becker Farm Subdivision. (REZ1710-01).



Blue zone (Parcel 1): Agriculture (A) to Single Family-Mixed Use (SF-MU) district; ~ 17.593 acres

LOCATION:

The property is located generally northwest of Silent Harbor Loop and is on Becker Farm Road, north of E. Pflugerville Parkway.

SITE ANALYSIS:

The proposed site includes a collection of un-platted tracts totaling 17.593 acres. The tracts consist of both unimproved, agricultural land and existing single family dwellings including outbuildings for storage. Property includes direct access to Becker Farm Rd. Surrounding the Becker Farm Rd property is a Municipal Utility District (MUD) known as, the Villages of Hidden Lakes within the City of Pflugerville's ETJ subject to a development agreement with the City of Pflugerville, at the north and southeast property lines. Per the development agreement lot sizes of the Villages of Hidden Lakes range from 50-80 feet wide and 125 feet deep. The South and West adjacent properties are both zoned as Agriculture Conservation (A) district separating the property from the Corridor level 4 district (CL4). Please refer to the attached zoning map for further classification. Directly Southeast from the proposed site is the Lake Pflugerville Recreation Area which includes; trails, pet waste stations, pavilion, restrooms, boat ramps and water play opportunities for the 180 acre Lake Pflugerville and its surrounding parkland.

ZONING and LAND USE HISTORY:

In 2004, the 17.593 acres were annexed into the city under the Agriculture Conservation (A) zoning district to be used as an interim zoning district for land that is relatively undeveloped, but identified with growth potential in the Comprehensive Plan. The current 0.828 acre Right Of Way portion of the 3.542 acre tract encompassing Becker Farm Rd is not currently zoned. The 0.828 portion of Right Of Way is currently pending as City is still waiting complete documentation.

Summary:

- 2004 – The City of Pflugerville annexed the property as part of approximately 968.2 acres of land which included a portion of the State Highway 130 Right Of Way and areas east to Weiss Lane including areas adjacent to the city's reservoir site. The ordinance, Ordinance No. 768-04-12-28, extended the boundaries of the City of Pflugerville, while zoning the land as Agriculture/Conservation (A) until it would be rezoned at a later time.

Adjacent Properties	Base Zoning District	Existing Land Use
North	Single Family neighborhood within the City of Pflugerville ETJ (Villages of Hidden Lake) Phase 6	Residential dwellings
South	Agriculture/Conservation (A)	Unimproved agricultural land Single Family Dwelling Outbuildings
East	Single Family neighborhood within the City of Pflugerville ETJ (Villages of Hidden Lake) Phase 5	Residential dwellings
West	Agriculture/Conservation (A)	Unimproved agriculture land Single family dwellings Outbuildings

PROPOSED REQUEST:

The applicant has proposed to rezone the property from Agriculture/Conservation (A) to the Single Family Mixed Use (SF-MU) district. If approved the owner intends to develop the property into a single family detached neighborhood, similar to the Villages of Hidden Lake.

Single Family Mixed Use (SF-MU) Zoning District:

According to the Unified Development Code, the Single Family Mixed-Use (SF-MU) District “... is intended to address 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. Non-residential uses may be considered if cohesively designed as a mixed use neighborhood.”

Single Family Mixed-Use Permitted residential uses within the district include: Condominium; Single Family Attached (3 or more units) Townhome; Single Family Detached.

Single Family Mixed-Use Permitted non-residential uses within the district include: Government Facilities, (School: Public); Park or Playground; Place of Worship.

Single Family Mixed-Use Conditional uses include: Accessory Dwelling Unit; Live Work Unit; Amenity Center; Brewpub/Wine Bar; Day Care Facility; Dry Cleaning Minor; Farm, Ranch, Garden, Orchard or Vineyard; Financial Institution; Health/Fitness Center; Massage Therapy, Licensed; Museum/ Art Gallery; Personal Services; Restaurant; Retail Sales and Services; Utilities.

Single Family Mixed-Use Specific Use Permitted uses: Golf Course and/ or Country Club; School: Private or Parochial.

COMPREHENSIVE PLAN:

The Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map) designates the subject site for “Low to Medium-Density” residential. The Comprehensive Plan describes Low to Medium Density as .5 to 15 units per acre providing a mix range of building types. Uses may range from single-family development including condominiums, Single family attached (3 or more units) Townhomes and Single family detached products with conditions on Accessory dwelling and Live work units. An employment center west at the SH130 and E Pflugerville Pkwy will supplement residents of the subject site with commercial and employment opportunities. The collector street Becker Farm Rd provides direct access from the residential area to East Pflugerville Pkwy which is classified as arterial-level, which accommodate large amounts of traffic over an extensive distance.

STAFF RECOMMENDATION: The developer for the property have been very responsive and have listened to the suggestions of the city. The property owner is wanting to change the current 17.593 acre tract of land zoned as Agriculture (A) to Single Family Mixed-Use (SF-MU) District. The Single Family Mixed-Use permits a multitude of residential uses such as single family attached/detached and condominium products that would create a consistency with the existing properties (The Villages of Hidden Lake) surrounding the subject site. Becker Farm Rd, a collector street, identifies as a transition between high speeds and traffic volumes connecting residential areas which would help connect to E Pflugerville Parkway a major arterial (120 right-of-way) which will provide a transition from residential to more intense urban-commercial driven development that would help foster more employment opportunities to the west as called out by Preferred Land Use Vision Plan. The Becker Farm Subdivision rezoning proposal to Single Family Mixed-Use (SF-MU) from Agriculture (A) is found compatible with the adjacent land uses and appropriate development as Low-Medium residential as per the Comprehensive Plan; therefor, staff recommends approval of the proposed zoning.

PLANNING AND ZONING RECOMMENDATION:

On November 6, 2017 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

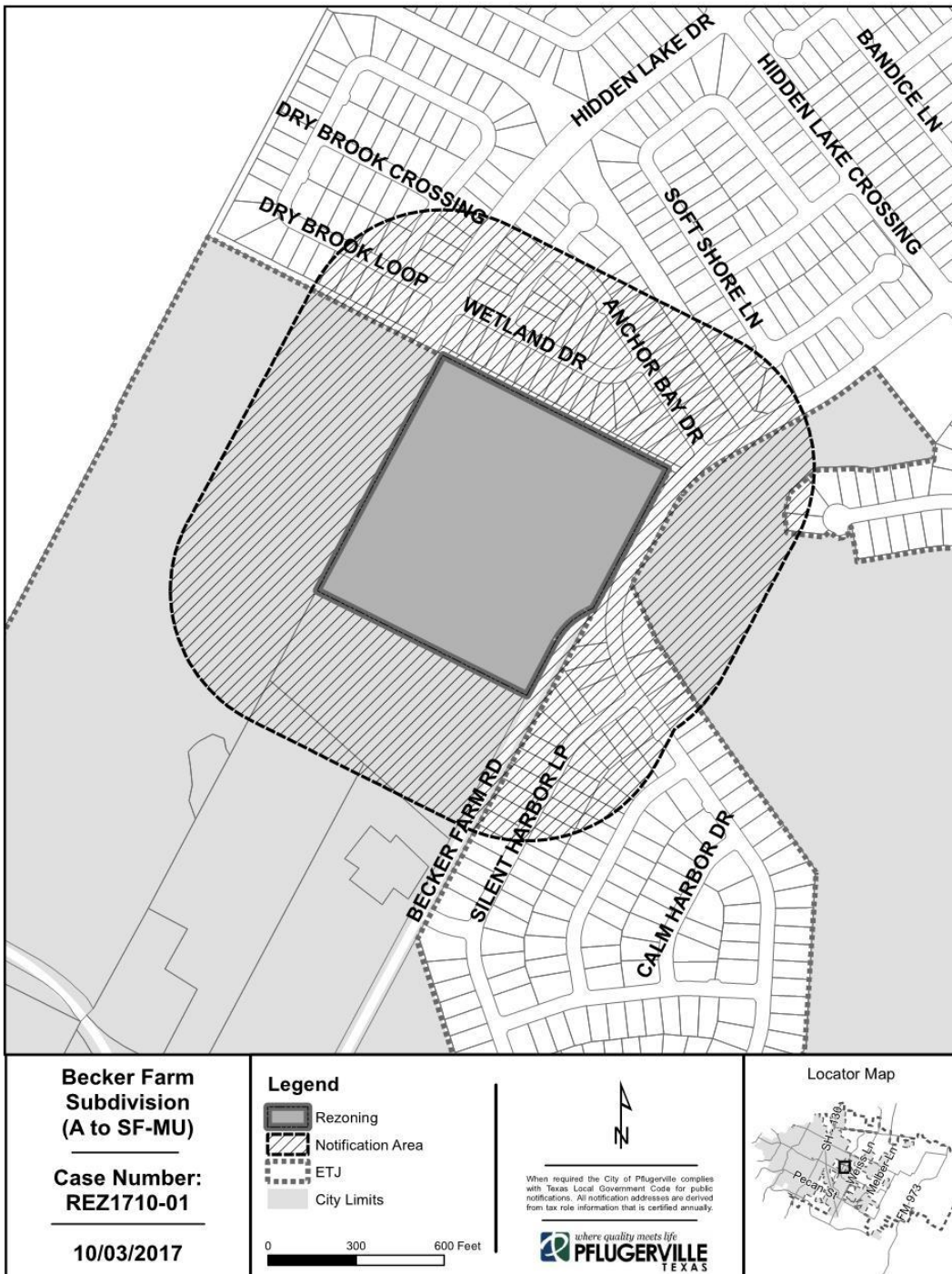
NOTIFICATION:

Newspaper Notification was published and notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property, all in accordance with the minimum notification requirements. No inquiries were received regarding the proposed request at the time of this report.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Aerial
- Rezoning Survey
- Site Pictures
- Ordinance No. 768-04-12-28

NOTIFICATION MAP



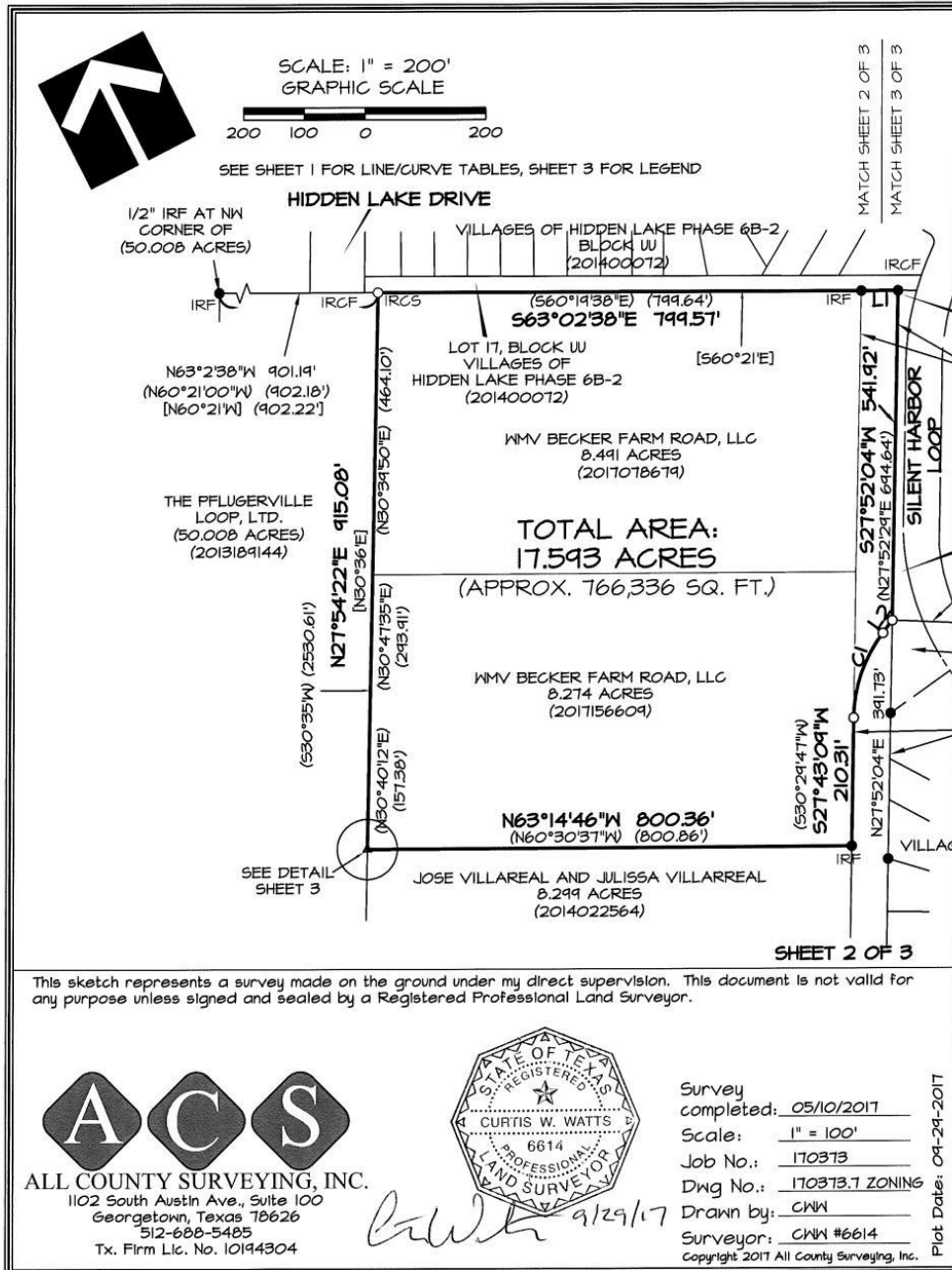
ZONING MAP



AERIAL



REZONING SURVEY



SITE IMAGES



Subject property west of Becker Farm Rd, unimproved agriculture including single family dwelling.



Becker Farm Rd Right-Of-Way.