

## STAFF REPORT

<b>Planning &amp; Zoning:</b>	2/3/2020	<b>Staff Contact:</b>	Emily Fesette, Planner II
<b>City Council:</b>	2/25/2020	<b>E-mail:</b>	emilyf@pflugervilletx.gov
<b>Case No.:</b>	REZ2001-01	<b>Phone:</b>	512-990-6300

**SUBJECT:** To receive public comment and consider an application to rezone an approximate 8.284 acre lot locally addressed as 18102 Becker Farm Road, from Agriculture (A) to Single Family Mixed Use (SF-MU); to be known as Villarreal Development Project Rezoning. (REZ2001-03)

**LOCATION:** The subject property, 18102 Becker Farm Road, is located on the west side of Becker Farm Road, generally west of Lake Pflugerville and north of E. Pflugerville Parkway.

**BACKGROUND/REQUEST:** The subject property is an approximate 8.284 acre lot, not currently platted. The property was originally developed for the purpose of farming/ranching. The property contains an approximate 1900 sq. ft., house built in 1982, at roughly the same time two barns were also erected. In 2005, several sheds were constructed.



The applicant currently lives and works at the ranch on the property. With the increased residential neighboring properties and the future development of the City owned public parkland to the south, the applicant would like to rezone the property and create a single family mixed use development. If approved, the plan is to create a buffer neighborhood between the future parks project and existing residential neighborhoods through the implementation of complimentary nonresidential and residential land uses. For this reason, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU).

**SURROUNDING ZONING AND LAND USE:** The property is currently zoned Agriculture/Development Reserve (A). The table below identifies the base zoning districts and existing uses for properties surrounding 18102 Becker Farm Rd.

Adjacent	Base Zoning District	Existing Land Use
North	Single Family Mixed Use	Single family homes
South	Agriculture/Development Reserve (A)	Vacant – future park project
East	Development Agreement	Villages of Hidden Lake homes

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West	Agriculture/Development Reserve (A)	Farmland
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**ZONING HISTORY:** The property was annexed in 2004 (ORD768-04-12-28) and zoned to Agriculture. Overtime the nomenclature has change, but the intent of the district has remained.

The Agriculture/Development Reserve (A) District identifies where agricultural uses may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped but identified as an area with growth potential.

**PROPOSED DISTRICT:** The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU). The Single Family Mixed Use (SF-MU) district is intended to allow for a variety of lot sizes with a variety of housing opportunities (detached and attached townhome style) to produce a low to medium residential density. The district is also intended to allow for greater opportunity to integrate compatible nonresidential uses that are cohesively designed as part of the neighborhood.



The Single Family Mixed Use (SF-MU) District uses are provided below:

- **Permitted residential uses:** Condominium, Single Family Attached (3 or more units) Townhome, Single Family Detached
- **Permitted non-residential uses:** Government Facilities, School: Public
- **Conditional uses:** 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
- **Specific Use Permit:** Golf Course and/or Country Club, School: Private or Parochial

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**COMPREHENSIVE PLAN:** The Land Use Vision Plan identifies the area for low to medium density residential adjacent to parks and open space and a mixed use area. The properties further south and to the west have been identified as zones of medium to high density and as employment centers.

The proposed rezoning aids in achieving Goal 2 of the Land Use and Development Character Goals of the Comprehensive Plan:

- Goal 2: Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, provide employment opportunities and shopping districts while reducing infrastructure costs.
  - Policy 2.1: Establish neighborhood centers that have complimentary and integrated residential and commercial uses and amenities.
    - Action 2.1.2: Provide new and infill development to accommodate basic retail services within walking distance of residential areas.



### STAFF RECOMMENDATION:

The property owner has lived at the property for an extended period of time, managing and maintaining a horse ranch on the premises. As the properties surrounding the applicant have developed and continue to develop, he has determined he will need to relocate his ranch to a more spacious environment. He intends to rezone the property for the purpose of subdividing the land and developing a mixed use neighborhood. The property is located between several single family neighborhoods and future commercial development to the south and the northwest. The applicant recognizes the need to create a buffer district between the existing residential properties and nearby future nonresidential developments.

The proposed Single Family Mixed Use (SF-MU) district is consistent with the zoning in the immediate area and allows for a variety of lot sizes and housing opportunities. This district also allows for limited nonresidential uses provided they meet specific conditions and are developed cohesively within the neighborhood. These conditions aid in maintaining the neighborhood-centric nature of the proposed Single Family Mixed Use (SF-MU) district.

The comprehensive plan identifies the area for low to medium density development. The Single Family Mixed Use (SF-MU) district is intended to meet this goal by providing for a variety of lot sizes and housing types. The potential for nonresidential uses provides segue between the zones shown in the master plan for mixed use and commercial development to the south and the low to medium residential zones to the north and east.

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Furthermore, Goal 2 of the Land Use and Development Character Goals identifies the need for increased infill and new development to provide for basic retail services to be integrated and complementary to and within walking distance of residential areas.

Staff recommends approving the proposed rezoning of the property locally addressed 18102 Becker Farm Road, from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU).

### **NOTIFICATION:**

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property. At time of staff report, no inquiries have been received.

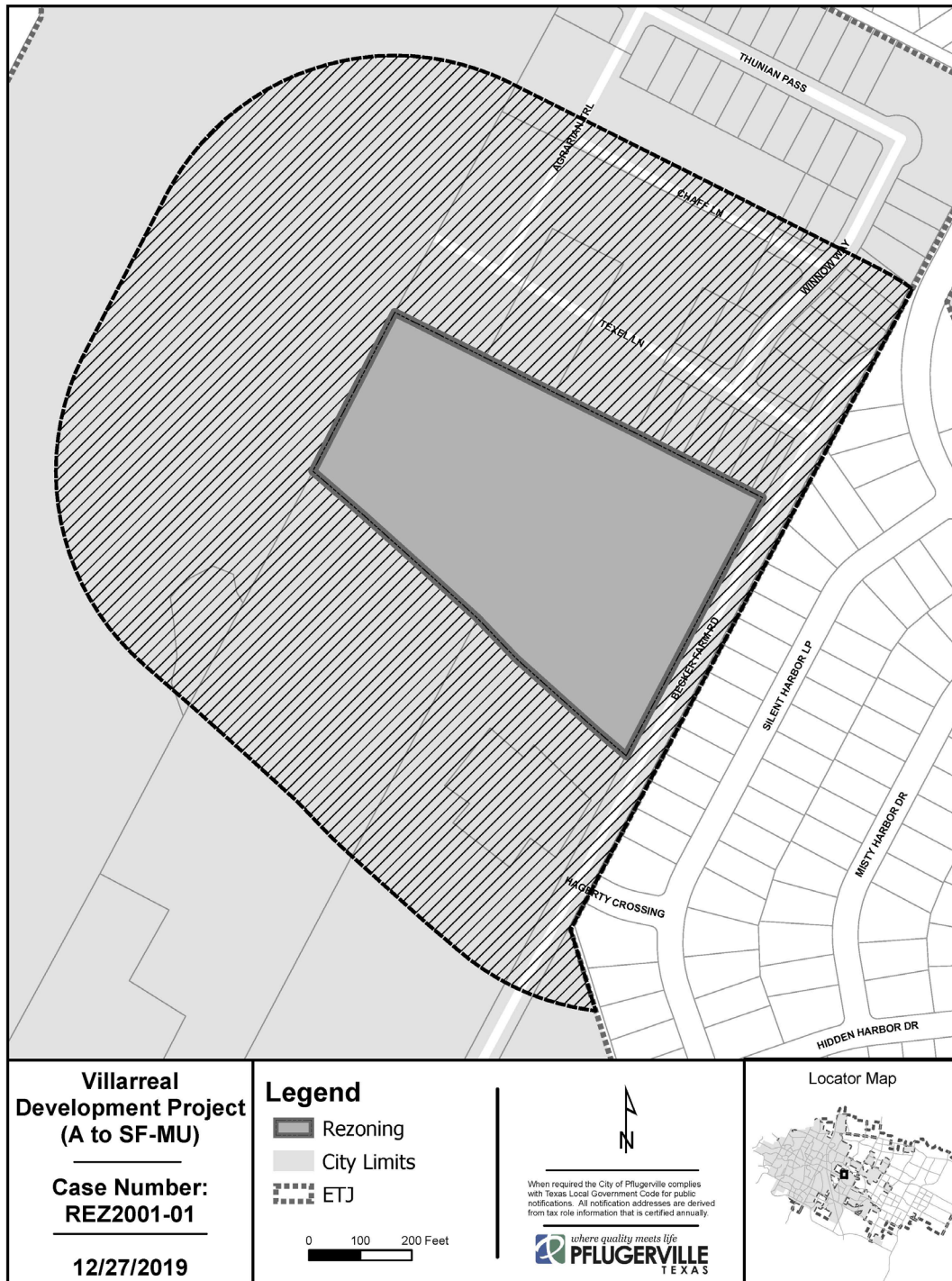
### **ATTACHMENTS:**

- Notification Map
- Zoning Map
- Survey
- Subject Site Photos
- Applicant Request



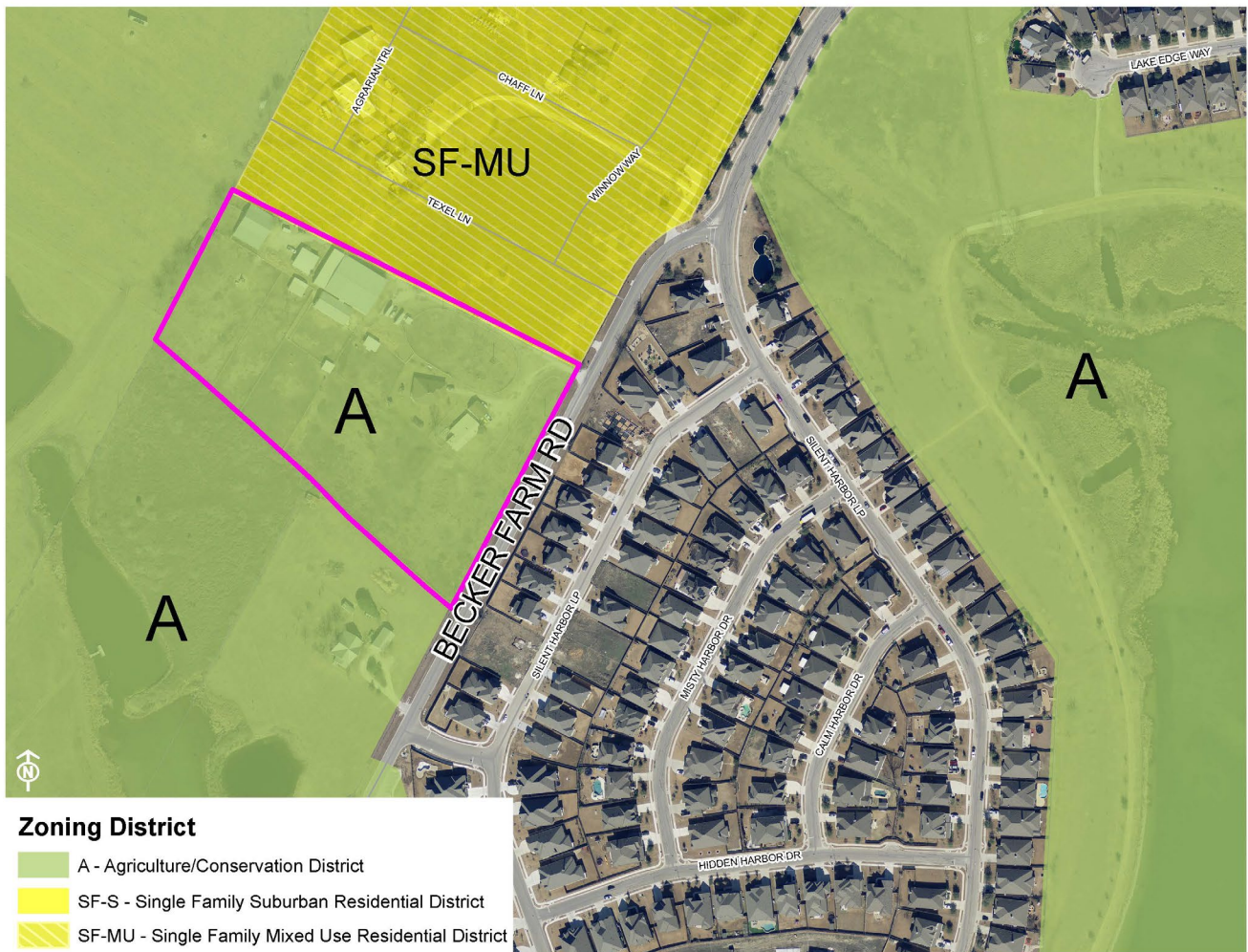
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**NOTIFICATION MAP:**



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**ZONING MAP:**





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**SITE PHOTOS:**

**SUBJECT SITE:** Approaching from the south



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Looking at the property from the north





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South of the subject site



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North of the subject site and east (subject property to the left in image)





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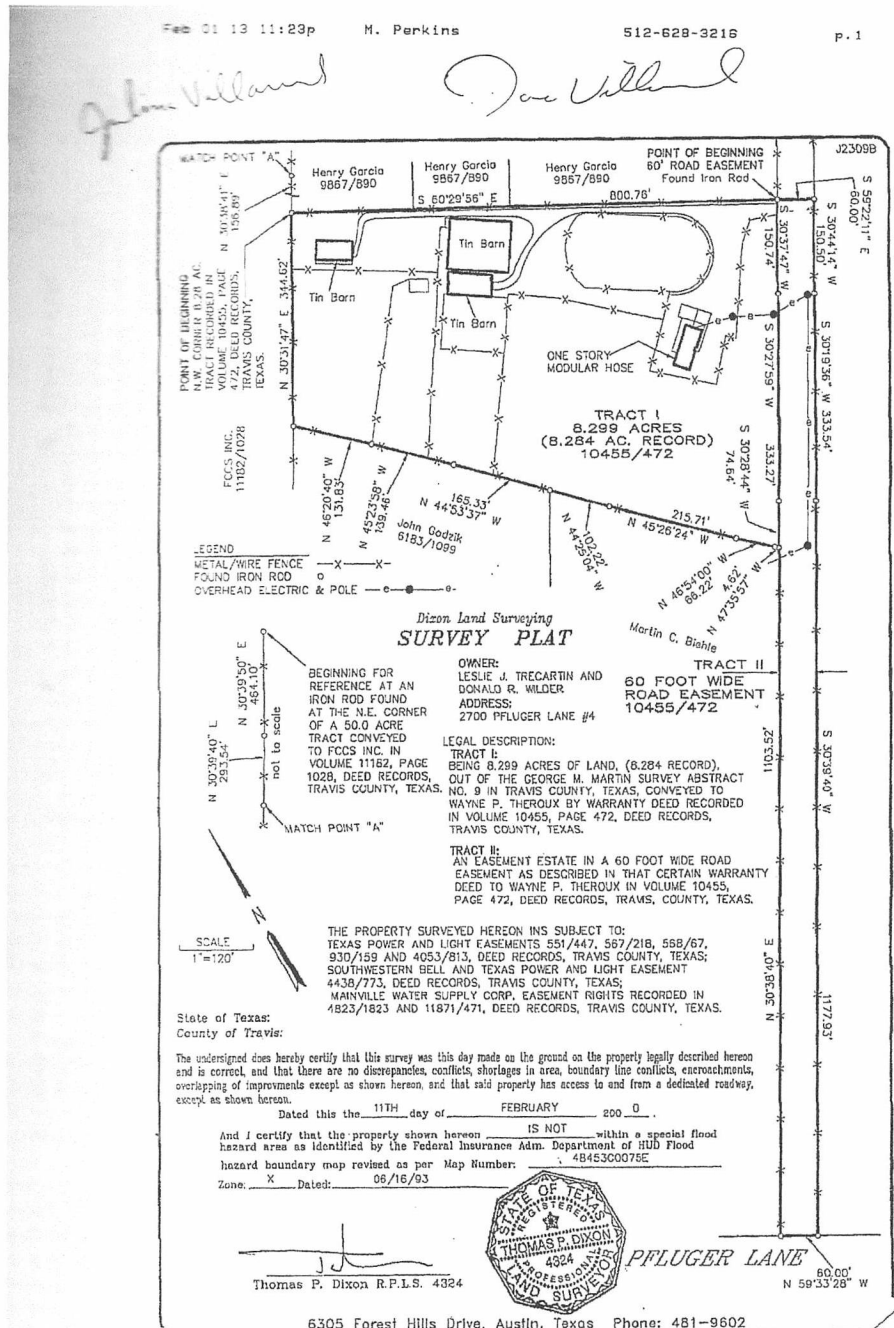
Northern border of property





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**SURVEY:**



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**APPLICANT REQUEST:**

January 21, 2020

To: The Pflugerville Planning and Zoning Commission and City Council

Greetings,

The Villarreal Development Project is still in the planning stages, but the idea is to prepare the 8.299 Acres at 18102 Becker Farm Rd. for future development. This will be done in consultation with the Planning Department, Permits, and in compliance with city building codes. In-order for this to be possible, we understand that the entire property will need to be rezoned to Single Family Mixed Use (SF-MU).

The idea behind preferring SF-MU zoning is that we could provide a community feel to the area leading up to the lake and future city park. Within this plan, there would be some commercial structures to serve the future development as well as the surrounding communities on a local level. This would provide the development residents, and the surrounding community visiting the lake and park, with an opportunity to walk around and enjoy the local shops and community feel to the setting. For this reason, we are filing a Zoning Application to the fullest of our current knowledge as we continue the planning process. We will be able to provide more specific information as it becomes available and as we continue having PAC meetings with the Planning Department. Please let me know if you have further questions.

Sincerely,



Jose Villarreal, Owner