
STAFF REPORT

Planning & Zoning: 2/3/2020

Staff Contact: Emily Fesette, Planner II

City Council: 2/25/2020

E-mail: emilyf@pflugervilletx.gov

Case No.: REZ2001-02

Phone: 512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 1.0 acre lot locally addressed as 18008 Wilke Ridge Lane, from Agriculture (A) to Retail (R) and Lot 43 an approximate 2.3 acre lot & Lot 44 an approximate 4.5 acre lot out of the Springbrook One Section One Subdivision from Single Family Suburban (SF-S) to Parks Facilities (PF); to be known as Wilke Ridge Rezoning. (REZ2001-02)

LOCATION: The subject properties, 18008 Wilke Ridge Lane, the adjacent Springbrook Park to the South, and the drainage lot to the west, are located at the southwest corner of the N. Heatherwilde Blvd. and Wilke Ridge Lane intersection, generally north of Pflugerville Parkway.

BACKGROUND: The subject property, 18008 Wilke Ridge Lane, is an approximate 1.0 acre tract, not currently platted, and vacant. In 2017, this parcel was considered for a rezoning from Agriculture/Conservation (A) to General Business 1 (GB1) (ORD0352), for the purpose of constructing an automotive use. Staff recommended rezoning the property to the Retail (R) district and did not support the rezoning request. The previous applicant went forward with the original request, to rezone to the General Business 1 (GB1) district. The representative from the Springbrook HOA at the time, expressed discontent that the applicant did not make an effort to meet with the HOA in advance. The neighborhood was not in favor of the rezoning.



The request was recommended for approval by the Planning and Zoning Commission. City Council held a public hearing for the rezoning following the Planning and Zoning Commission recommendation, a motion was made to approve the rezoning. The motion failed. Another motion was made to table the discussion, encouraging the applicant and HOA to work together. This motion also failed. No action was taken on the rezoning, per the Unified Development Code (UDC) following 60 days without action, the rezoning application was considered withdrawn.

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REQUEST:

The present applicant has requested to rezone the 1-acre parcel with the intent to construct low density office space for his/her medical office and to rent to other businesses that may serve the nearby neighborhoods. The Agriculture/Development Reserve (A) district does not allow the land use classified as, Office: Administrative, Medical, or Professional. For this reason, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Retail (R).

The current rezoning request also includes the two adjacent parcels to the south and west. The property to the south, is the Springbrook HOA Park, is approximately 4.5 acres. There is a parking lot, small shed, play-scape, benches, and an athletic field on this property, but is otherwise open space. The property to west, approximately 2.3 acres, is currently a drainage lot for the single family development and is owned by the City of Pflugerville.

The applicant considered other zoning districts, including the Neighborhood Services (NS) district. Citing the limited acreage available in which to develop, after all other development requirements have been met, including setbacks, lot coverage, landscaping, and parking to name a few, the applicant has opted to request the Retail (R) district.

The rezoning request also proposes to rezone the park to the south and drainage lot to the west from Single Family Suburban (SF-S) to Parks Facilities and Open Space (PF). Per the Unified Development Code (UDC), setbacks are enforced based on zoning district not land use. By rezoning the neighboring parcels the setbacks will be decreased, thus enabling the applicant to develop the site more fully. The Parks Facilities and Open Space (PF) district ensures the longevity of the parcels to remain as open space and parkland; thus maintaining and creating an open space buffer from single family homes, to the west.

The current applicant met with the Springbrook HOA prior to requesting the rezoning. The HOA president's consent was required in order to apply to rezone the park and the City's consent was required for the drainage lot. Both parties consented to the rezoning.

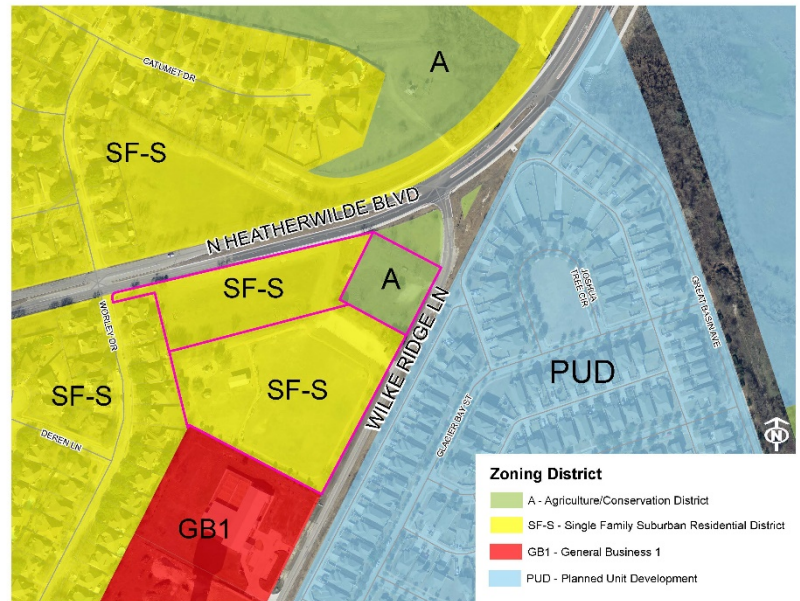
SURROUNDING ZONING AND LAND USE: The properties are currently zoned Agriculture/Development Reserve (A) and Single Family Suburban (SF-S). The table below identifies the base zoning districts and existing uses for properties surrounding the requested parcels.

Adjacent	Base Zoning District	Existing Land Use
North	Single Family Suburban (SF-S) & Agriculture/Development Reserve (A)	Open Space & Single family homes
South	Planned Unit Development (PUD) & General Business 1 (GB1)	Single family homes & Dog day care facility
East	Planned Unit Development (PUD)	Single family homes
West	Single Family Suburban (SF-S)	Single family homes

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ZONING HISTORY: The property was annexed in 1999 (ORD549-99-06-08). The annexation was initiated by the City and the property was zoned Agriculture/Development Reserve (A) at time of annexation. The drainage lot and park were annexed in 1997 (ORD478-97-12-23). The properties were zoned with the Springbrook Development Agreement.

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. The adjacent parcels were zoned in conjunction with the overall neighborhood development. At the time of zoning, the Parks Facilities and Open Space (PF) District did not exist.



PROPOSED DISTRICT: The applicant has proposed to rezone the 1-acre property from Agriculture/Development Reserve (A) to Retail (R). The Retail (R) district is intended to provide locations for various types of general retail trade, business and services to one or more neighborhoods. Per the Unified Development Code (UDC) the Retail (R) district should be located generally at the intersection of major thoroughfares.

The Retail (R) District uses are provided below:

- **Permitted residential uses:** Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing, Single Family Attached Townhome
- **Permitted non-residential uses:** Automotive Parts Sales (Inside), Automobile Parking Lot/Garage, Brewpub/Wine Bar, Catering Establishment, Cemetery/Mausoleum, Civic Center, Clinic, Day Care Facility, Dry Cleaning (Minor), Equipment and Machinery Sales and Rental (Minor), Financial Institution, Golf Course and/or Country Club, Government Facilities, Health/Fitness Center, Hospital, Laundromat, Massage Therapy Licensed, Mortuary/Funeral Home, Museum/Art Gallery, Office: Administrative, Medical, or Professional, Park or Playground, Personal Services, Place of Worship, Reception Hall, Retail Sales and Services, School: Private or Parochial or Public, Theatre
- **Conditional uses:** Condominium, Multi-family, Animal Establishments Commercial, Car Wash, Commercial recreation and Entertainment (Indoor), Gas Station, Restaurant, Utilities
- **Specific Use Permit:** Wireless Telecommunication Facilities (WTFs)

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Lots 43 and 44 of the Springbrook One Section One subdivision, the adjacent park and drainage lot, have been requested to be rezoned from Single Family Suburban (SF-S) to Parks Facilities and Open Space (PF). The Parks Facilities and Open Space (PF) district has been established to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities that is responsive to the variety of recreational needs of all residents of the community.

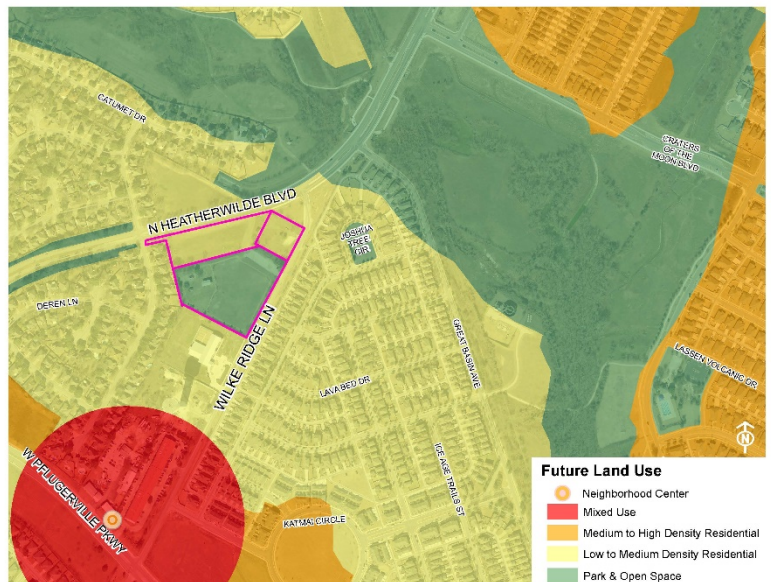
The Parks Facilities and Open Space (PF) District uses are provided below:

- **Permitted non-residential uses:** Community Garden (Private), Golf Course and/or Country Club, Golf Driving Range, Government Facilities, Park or Playground, Place of Worship
- **Conditional uses:** Amenity Center (Private), Cemetery/Mausoleum, Utilities
- **Specific Use Permit:** Campground or Recreational Vehicle Park (Private), Commercial Recreation and Entertainment (Outdoor), Mobile Food Park (with conditions), Orchard (Private), Outdoor Amphitheater (Private), Reception Hall, Stable (Commercial), Vineyard (Private), Wireless Telecommunications Facilities (with conditions)

COMPREHENSIVE PLAN: The Preferred Land Use Vision plan identifies the area for low to medium density, parks and open space, and in proximity to a Neighborhood Center. The Neighborhood Center is intended to provide a mix of nonresidential uses, including offices and retail that are gathering spaces in the core of neighborhoods, and provide goods and services that meet the needs of the immediate vicinity.

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.



The proposed rezoning also supports Goal 2 of the Economic Development Goals:

- Goal 2: Pflugerville will have enhanced access to medical facilities, services and specialties as City continues to grow.

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STAFF RECOMMENDATION:

The applicant has requested the rezoning with the intentions of constructing a small office center in which to locate a medical office and space for other offices and retail to locate. After reviewing the Unified Development Code (UDC) the applicant determined the ideal zoning district to be the Retail (R) district, as it allows for the Office: Administrative, Medical, and Professional land use, and desired development standards. The adjacency of the Single Family Suburban (SF-S) zoning district, any nonresidential zoning would be impacted by the setback standards in Subchapter 4.3.4, despite the lack of single family homes in the adjacent properties. The applicant has proposed to rezone the adjacent parcels to the Parks Facilities and Open Space (PF) zoning district, a relatively new district that has been established to preserve and enhance public and private open spaces.

The Retail (R) district allows for a variety of low density, low impact land uses anticipated to be compatible with the surrounding neighborhoods. All other uses that have been interpreted as having a greater impact, have conditions associated with them when located in the Retail (R) district. When evaluating the districts, the applicant considered the Neighborhood Services (NS) district. However, given the limited size of the lot the applicant determined that the developable area was significantly reduced once all of the necessary development standards have been achieved per the Unified Development Code (UDC) and elected to propose the Retail (R) district.

Rezoning the adjacent parcels from Single Family Suburban (SF-S) to the Parks Facilities and Open Space (PF) district ensures that the land will be preserved and enhanced as a park and/or recreational opportunity. The current zoning of the property as Single Family Suburban (SF-S) leaves the availability for the development of more single family homes and does not ensure that the park and drainage will remain. While not required by the zoning, the applicant has indicated interest in improving the existing parking lot associated with the park and located between the park and the future office space. The applicant has also indicated that the future development would be designed to promote walkability from the adjacent neighborhoods and park-goers. The applicant met with the Springbrook HOA and acquired consent to rezone the Springbrook Park and also attempted to contact the Highland Park HOA located to the east of the subject parcels.

The comprehensive plan identifies the area for low to medium density development in proximity to a Neighborhood Center. The combination of the Retail (R) and Parks Facilities and Open Space (PF) districts allows for the area to be both a location of retail and offices that can provide goods and services to the neighborhoods while maintaining the park and open space. 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. Meanwhile, Goal 2 of the Economic Development Goals calls for the increased access to medical facilities, services, and specialties and is intended to be met by the applicant who will be locating a medical office in the future at 18008 Wilke Ridge Lane.

Staff recommends approving the proposed rezoning the 1-acre tract from Agriculture/Development Reserve (A) to Retail (R) and Lots 43 and 44 of the Springbrook One Section One Subdivision from Single Family Suburban (SF-S) to Parks Facilities and Open Space (PF).

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NOTIFICATION:

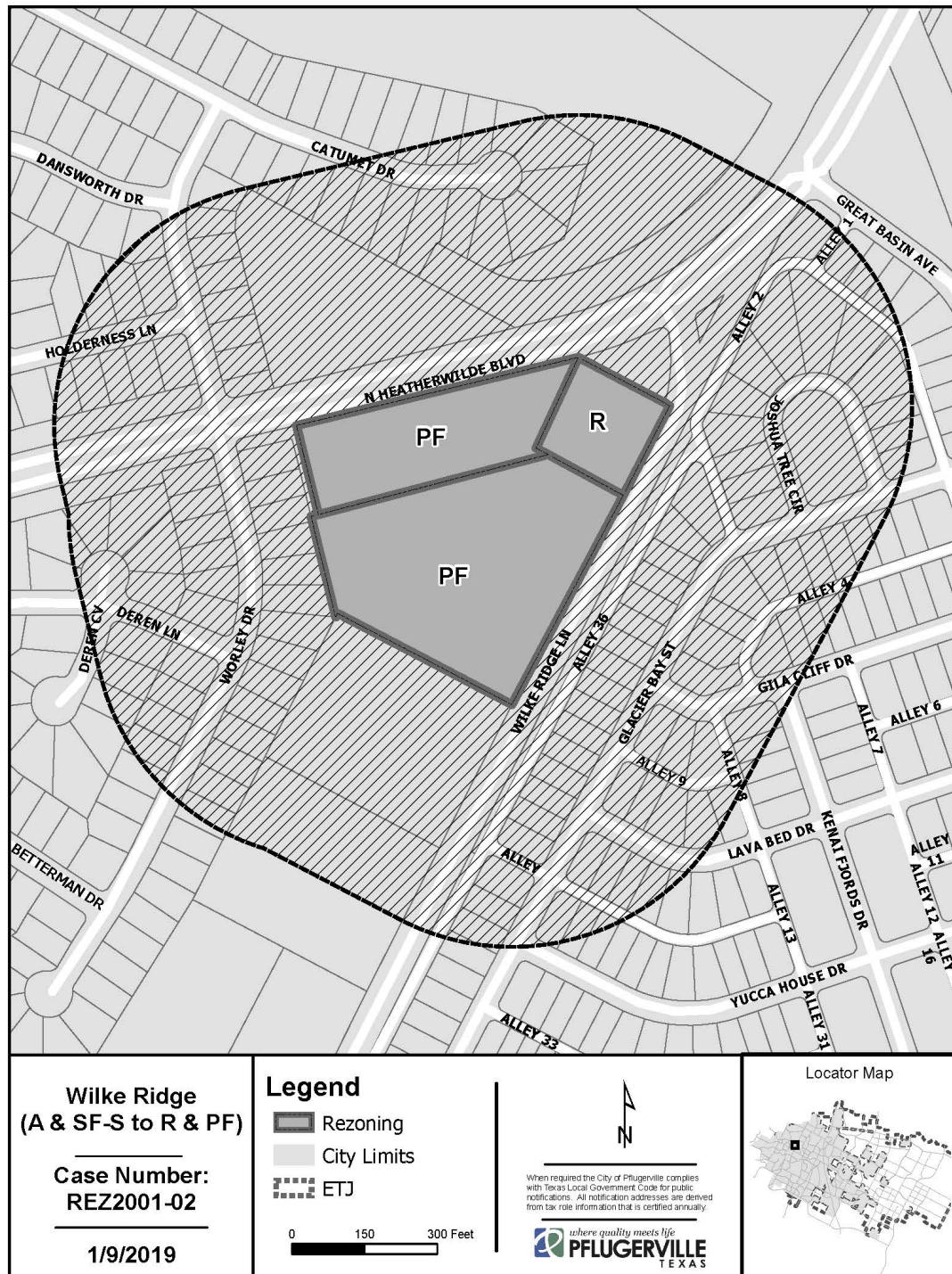
Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property. At time of staff report, three general inquiries have been received.

ATTACHMENTS:

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

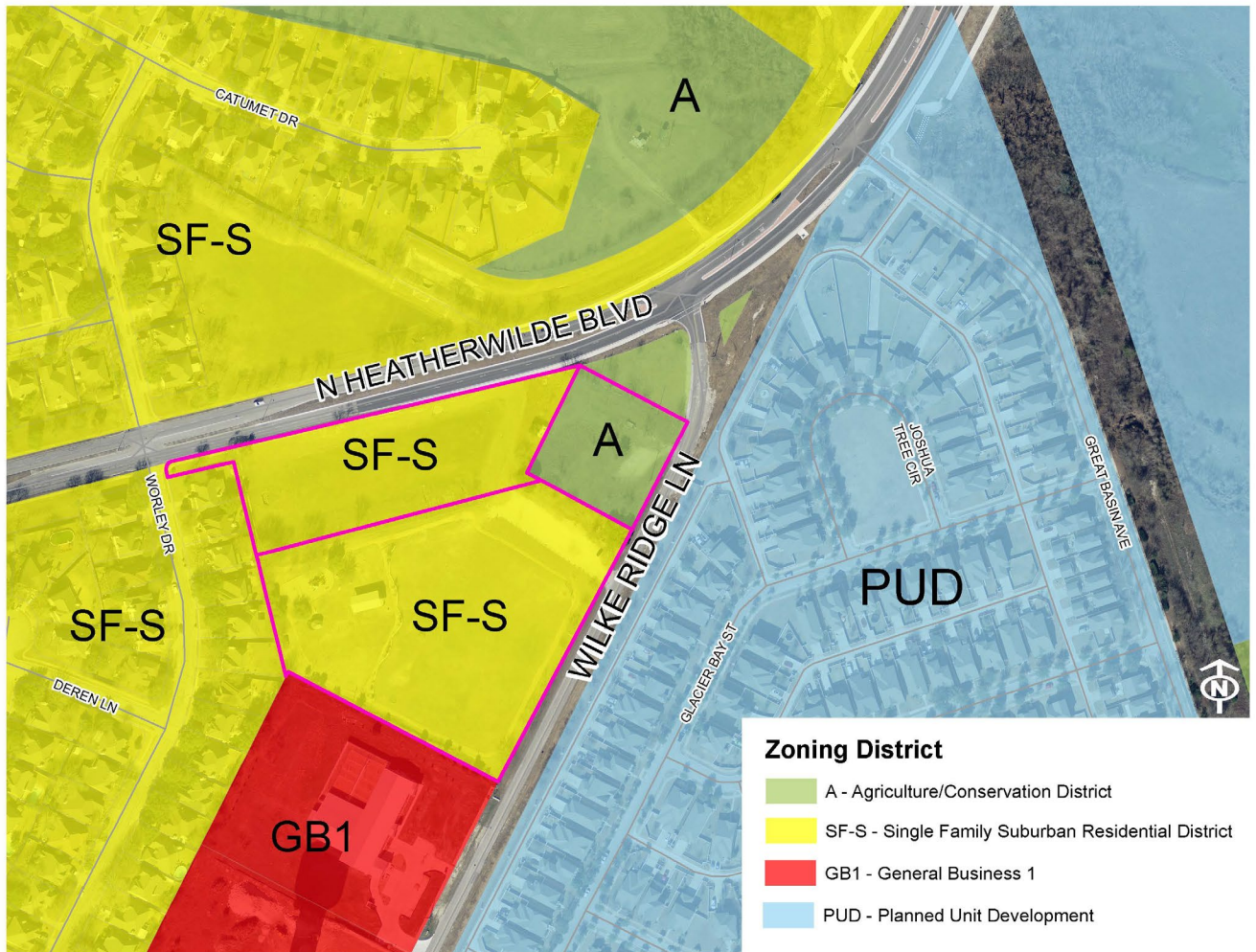
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NOTIFICATION MAP:



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ZONING MAP:



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SITE PHOTOS:

SUBJECT SITE: 1-acre tract 18008 Wilke Ridge Lane (from opposite side of Wilke Ridge Ln)



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North view from opposite side of Wilke Ridge Ln



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South view from opposite side of Wilke Ridge Ln, Springbrook Park located beyond the shrubs



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South border between Springbrook Park and 1-acre tract



Properties east of the proposed rezoning



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Intersection of N. Heatherwilde Blvd and Wilke Ridge Lane (and norther border of 1-acre tract)



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SUBJECT SITE: Lot 43 of Springbrook One Section One Subdivision



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Looking south, down N. Heatherwilde Blvd, subject site to the left



West of subject site, across N. Heatherwilde Blvd.

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Southern border of subject site, Springbrook Subdivision to the right



SUBJECT SITE: Lot 44 of the Springbrook One Section One Subdivision, the HOA Park



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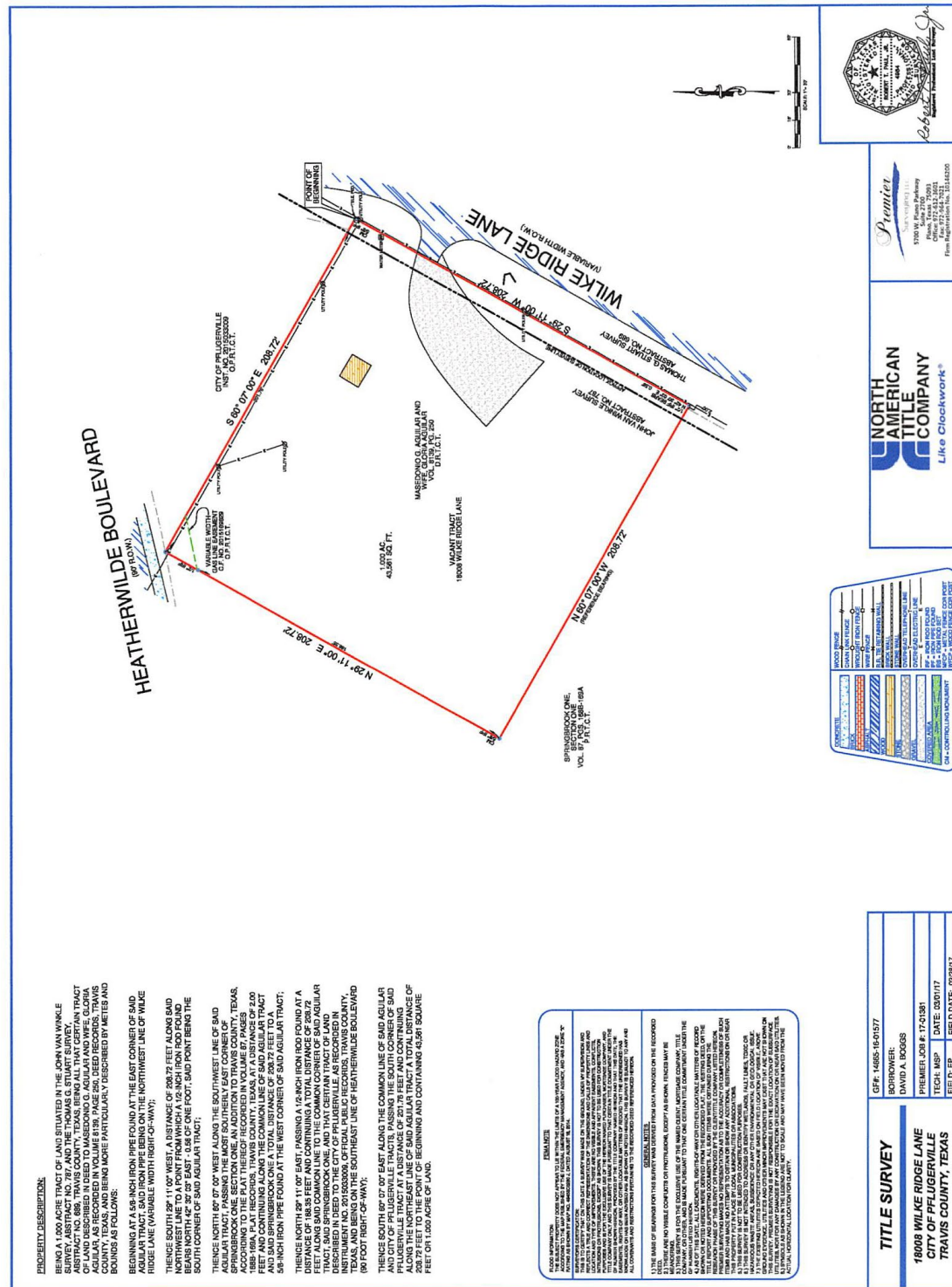


Southern border of the Park



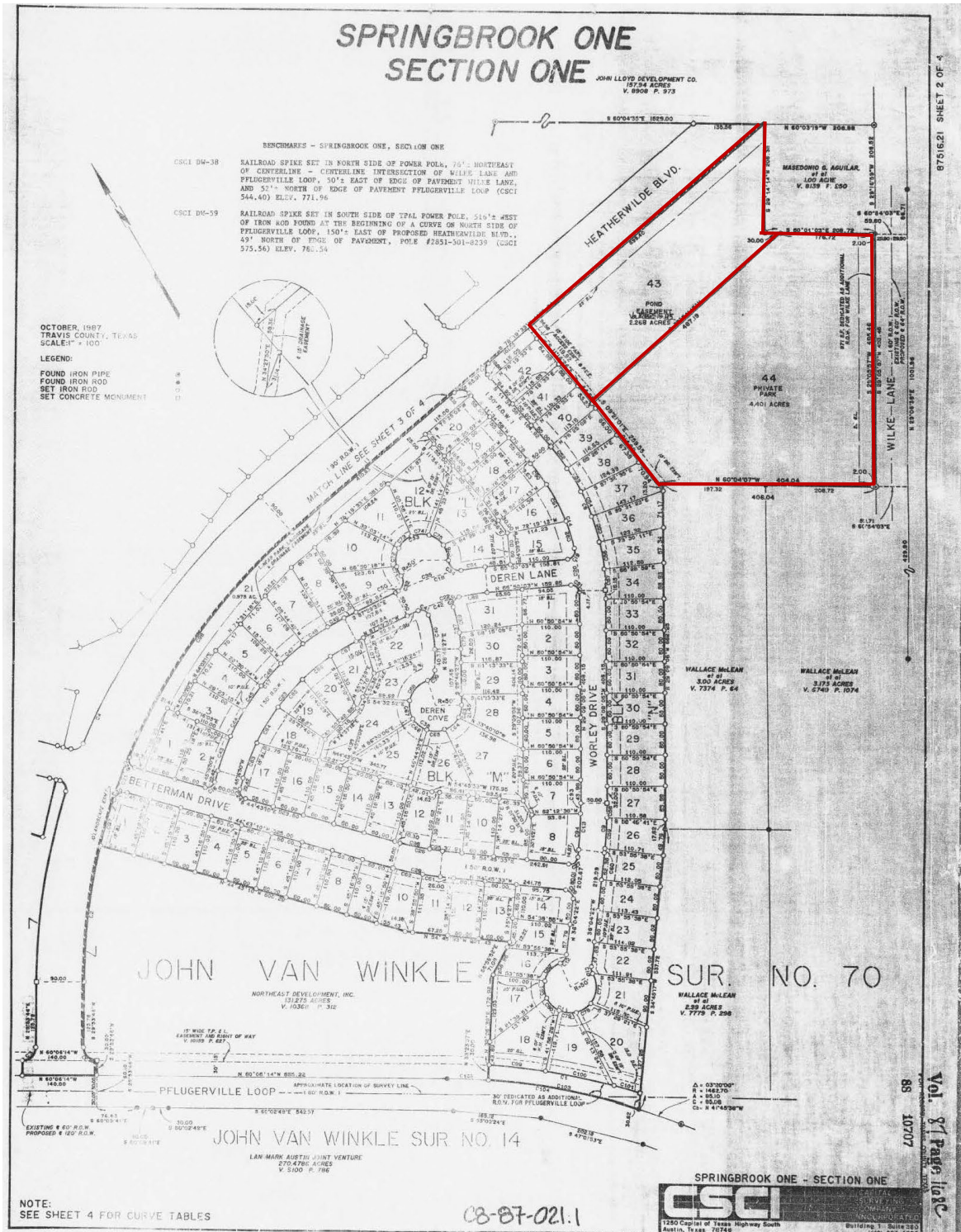
SURVEY:

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PLAT:

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APPLICANT REQUEST:

December 30, 2019

City of Pflugerville
Development Services



Dear Planning Department,

This letter is to inform you address 18008 Wilke Ridge in Pflugerville is requesting a rezone from Agriculture to Retail. We are also rezoning the Springbrook Park to Park Facilities from Single Family 3. The developer is planning on building offices on the 1-acre lot for his medical office along with additional office spaces for tenants. With each application we have enclosed all required documents.

Please review the required narrative and call or email us with questions.

All the best,

Ricca Keepers

Keepers Land Planning
Land Development Expert
512-550-6508
KeepersLandPlanning.com
Keeping your development on time!