

---

**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	July 6, 2020	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>City Council:</b>	July 28, 2020	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.:</b>	REZ2006-01	<b>Phone:</b>	512-990-6300

---

**SUBJECT:** To receive public comment and consider an application to rezone an approximate 41.31-acre tract of land out of the Austin A Survey 19, Abstract NO 38 and the Zambrano J Survey 38, Abstract 844 from Agriculture/Development Reserve (A) to Single Family Residential (SF-R); to be known as Enclave at Cele Rezoning. (REZ2006-01)

---

**LOCATION:**

The property is generally located south of Cele Road and west of Melber Lane on the eastern border of the Verona Subdivision at the boundary of the City limits and extraterritorial jurisdiction (ETJ).

**SITE ANALYSIS:**

The property is an approximate 41.31-acre tract of land located south of Cele Road to the east of the Verona Subdivision, generally northeast of Lake Pflugerville. The rezoning consists of two separately surveyed parcels; the larger rectangle and the smaller triangle at the corner of Cele Road and the Verona Subdivision (see exhibits at end of document). The land will be joined through the creation of the same preliminary plan and plat. The land is primarily former agricultural land and contains no structures.



**BACKGROUND:**

The City annexed the subject property in December 2006 (ORD 853-06-12-12) as part of a larger annexation of the parcels to the north and south including portions of the Cele Road Right of Way. The Agriculture/Development Reserve (A) District was applied with the annexation as the holding district for parcels annexed into the City that did not have alternative zoning requests. The applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) for developing a single-family residential subdivision.

**SURROUNDING LAND USE:**

The properties immediately adjacent to the subject property to the north, south, and west, are within the City limits and zoned per the table below, the adjacent eastern properties are in the Extraterritorial Jurisdiction (ETJ). The nearby parcels that are not within the City limits are not subject to City zoning codes.

Adjacent	Base Zoning District	Existing Land Use
North	Single Family Residential (SF-R)	Single family subdivision – Vine Creek
South	Agriculture (A)	Undeveloped, agriculture
East	ETJ	Undeveloped/Agriculture, KRM Construction
West	Single Family Residential (SF-R)	Single family subdivision - Verona



**PROPOSED REQUEST:**

The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Single Family Residential (SF-R). According to the UDC, the Single Family Residential (SF-R) District may be used to master plan a large, low-density residential subdivision with an opportunity for a mixture of lot sizes based on overall acreage.



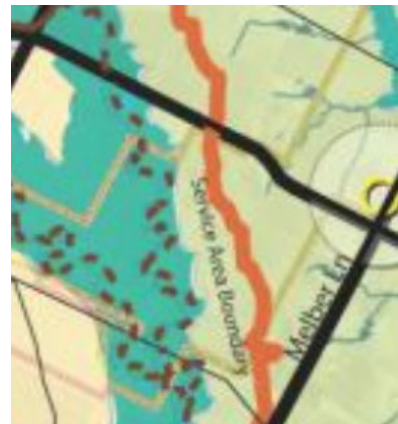
Single Family Residential District Uses:

- **Permitted residential uses:** Accessory Dwelling Unit
- **Permitted non-residential uses:** Government Facilities, Park or Playground, Place of Worship
- **Conditional uses:** Condominium, Single Family Detached, Amenity Center (Private), Utilities
- **Specific Use Permit:** Golf Course/Country Club, School (Private or Parochial)

The conditions for developing single-family detached homes in the Single-Family Residential (SF-R) district include that the overall preliminary plan must be at least 10 acres in size and that a project that is between 10 and 50 acres in size must include a variety of lot sizes with the minimum lot width being 60 feet. A minimum of 10% of the lots within the overall preliminary plan have a minimum of 9,000 square feet lot area. In addition, no lot shall have a lot area of less than 7,500 square feet.

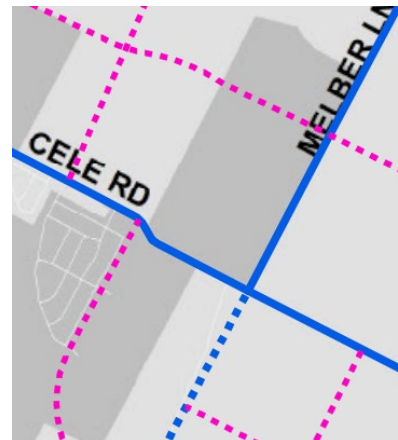
**COMPREHENSIVE PLAN:**

The Future Land Use Plan from the 2030 Comprehensive Plan identifies the majority of the area encompassing the subject parcel with agriculture (the placeholder designation), parks and open space, and adjacent to low to medium density residential zones. The plan identifies a neighborhood center within close proximity of the proposed residential tract. The Comprehensive Plan Preferred Land Use Vision Plan map shows a “service boundary” for utilities, the subject property is at the edge of that line for this part of the City.



The Land Use and Development Character Goal 1 states that the supply, location, and type of housing will be diverse to meet the projected needs of the Pflugerville community and ensure residents have housing options for all phases of their lives. Policy 1.1 under this Goal encourages the City to develop new zoning to expand housing opportunities.

The Transportation Master Plan was updated and adopted in 2019 per the Comprehensive Plan Transportation Goals, which indicate the need for greater connectivity throughout the City and ETJ (p 91-93). The thoroughfare plan indicates the future extension of Melber Lane as a Minor Arterial Road that will have four lanes and a median inside 100 feet of right of way. The Plan also depicts a Minor Collector Road that travels north and south from Cele Road near the subject site. The Transportation Master Plan shows the cross-section of Minor Collector Roads to include two vehicle lanes inside 60 feet of right of way. The local roads that stub into the subject parcel from Verona will be required to extend into the future development per the Unified Development Code (UDC) Subchapter 15.16.3.



## STAFF REPORT

### STAFF RECOMMENDATION:

The purpose of the Single Family Residential (SF-R) zoning district is to allow an opportunity for neighborhoods to be developed with varying lot sizes without having to pursue a Planned Unit Development (PUD), development agreement, or multiple zoning districts. The developer intends to create single-family homes per the conditions in Subchapter 4.2.3 of the Unified Development Code (UDC) that require the lots to vary in size. The SF-R district is preferred to the Single-Family Suburban (SF-S) district because of the requirement for varying lot sizes, which creates a greater opportunity for a variety of housing.

The adjacent areas to the northwest of the subject property contain the Lakeside MUD No. 5 which is governed by a development agreement (Amended and Restated Comprehensive Development Agreement for Lakeside MUD NO. 5; 2019089789) and establishes a master plan similar to Blackhawk with a maximum of roughly 3,500 single family homes at full build-out. This agreement includes residential subdivisions such as the Grove at Blackhawk that will create roughly 380 single-family homes and the Ridge at Blackhawk Phase 1 subdivision that will create roughly 200 single-family homes. Both projects are currently under review. The northern Vine Creek subdivision will contain roughly 500 single-family homes at full build-out; phase 1 is currently under construction. The increased residential development complies with the Goals of the Comprehensive Plan, which reflects the community's desire for increased housing opportunities and a variety of housing. The future roadways in that section of the City plan for increased capacity to account for the increased residential developments. Expansions and improvements will be made with the developments as determined by their respective Traffic Impact Analyses (TIAs).

The subject property is located at the edge of the service area boundary as depicted in the Comprehensive Plan; wastewater may be a constraint for development of the tract. The current developer has already begun considering options to work with the nearby developments to find collaborative opportunities for utility service.

The proposed request to rezone the subject property to Single Family Residential (SF-R) is generally consistent with the Comprehensive Plan and is in line with adjacent property zoning and land uses; Staff recommends approval.

### NOTIFICATION:

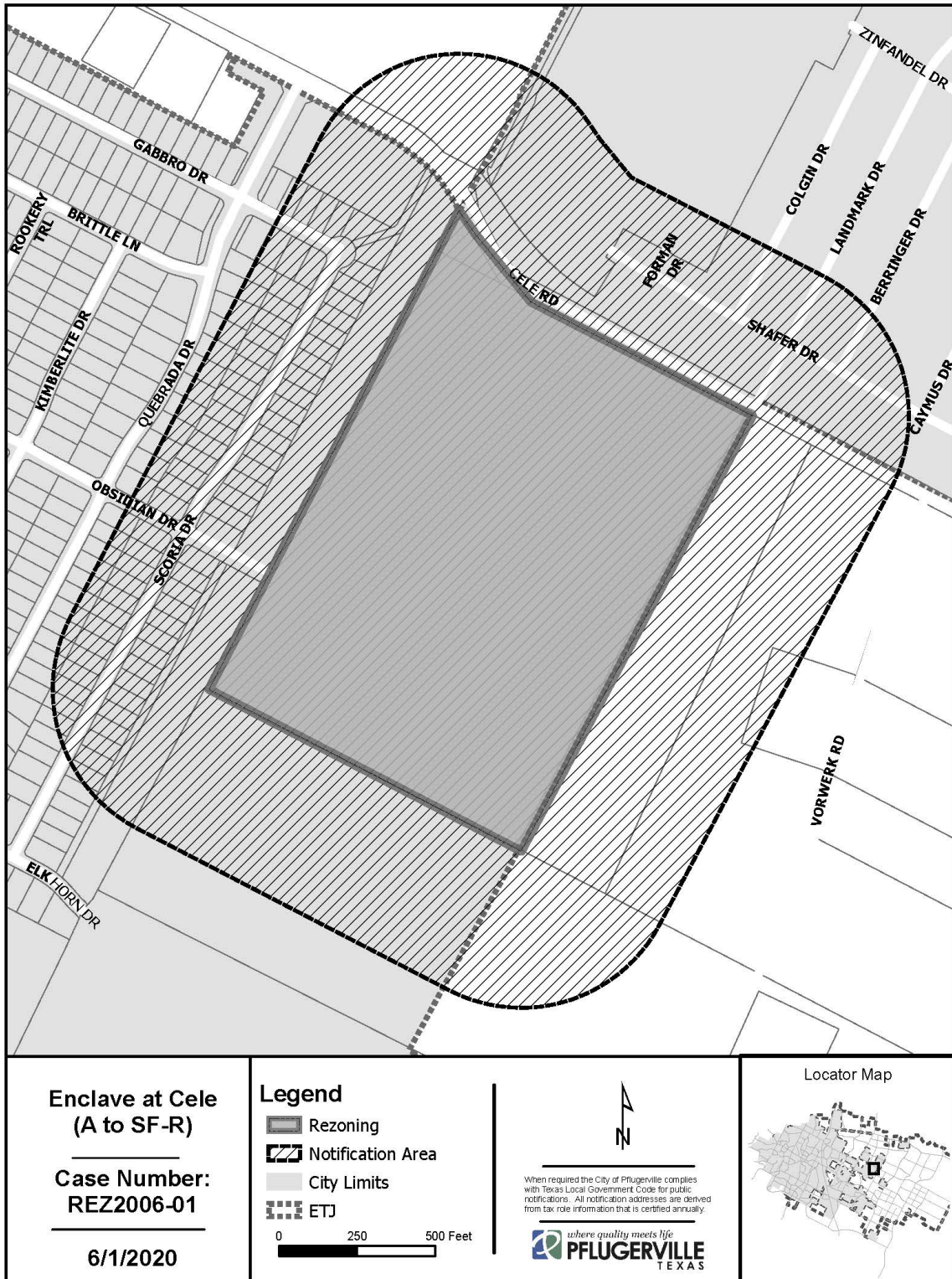
Newspaper Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property. The City has not received any inquiries at the time of this report.

### ATTACHMENTS:

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

**STAFF REPORT**

**NOTIFICATION MAP:**





**ZONING MAP:**



**STAFF REPORT**

**SITE PHOTOS:**

**Subject Property:**





**STAFF REPORT**

North:





**STAFF REPORT**

West:



**STAFF REPORT**

East:





**APPLICANT REQUEST:**



**RANDALL JONES & ASSOCIATES  
ENGINEERING INC.**

2900 JAZZ STREET • ROUND ROCK, TEXAS 78664

May 22, 2020

Development Services  
City of Pflugerville  
201-B East Pecan Street  
PO Box 589  
Pflugerville, TX 78691

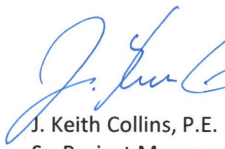
RE: The Enclave at Cele Zoning Application  
Engineer's Summary Letter

To Whom It May Concern:

The purpose of this letter is to summarize the zoning request for The Enclave at Cele. The property is located on the south side of Cele Rd., adjacent to the east side of the Verona subdivision and west of the intersection of Cele and Melber Lane.

This development consists of approximately 40 acres to be developed into 131 single-family lots divided into 2 sections. The subdivision will be included in a proposed PID that the developer and City are working on together. The tract is located wholly within the City of Pflugerville's City Limits. The property is currently zoned Agricultural(A) and will need to be re-zoned to Single family residential (SF-R).

Sincerely,

  
J. Keith Collins, P.E.  
Sr. Project Manager



(512) 836-4793 • FAX (512) 836-4817 • TBPE REG No. F-9784

**SURVEY:**

