



City of Pflugerville

Legislation Text

File #: ORD-0697, Version: 1

To receive public comment and consider recommendation regarding a rezoning application for an approximate 120.3 acre tract of land situated in the William Caldwell Survey No. 66, Abstract 162, City of Pflugerville, Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Mixed Use (SF-MU), Neighborhood Services (NS), Public Facilities (PF), and Single-Family Residential (SF-R), generally located along Cameron Road, east of SH 130, and west of 1849 Park, to be known as the Murchison Tract rezoning (2022-6-REZ).

The applicant is requesting to rezone their approximately 120.3-acre tract of land from Agriculture/Development Reserve (A) to Single-Family Mixed Use (SF-MU), Neighborhood Services (NS), Public Facilities (PF), and Single-Family Residential (SF-R). The mix of proposed zoning districts within this rezoning request includes: approximately 44.17 acres of SF-MU, 25.74 acres of SF-R, 20.69 acres of NS, and 29.74 acres of PF.

PROPOSED DISTRICT: The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU), Single Family Residential (SF-R), Public Facilities and Open Space (PF), and Neighborhood Services (NS).

The Unified Development Code describes the zoning districts as follows:

Single-Family Mixed Use (SF-MU): The 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 Residential (SF-R): The 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. In certain cases, the district may also be used where an infill of single-family suburban housing types may be appropriate.

Public Facilities and Open Space (PF): The Public Facilities and Open Space (PF) district is established to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities throughout the city that is responsive the variety of recreational needs of all residents of the community.

Neighborhood Services (NS): This district is established as a limited retail category intended for use by residents of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, free-standing retail structures, such as convenience stores and neighborhood oriented personal service establishments. Sites zoned "NS" should be located on a thoroughfare and generally utilize a site adjacent to one or more logical

neighborhood service areas.

Development regulations and use chart for each proposed zoning district are attached separately, but it is noteworthy that the SF-MU zoning district has a required maximum site area of 20 acres of a single use, and 40 acres for multiple uses. In this instance, none of the SF-MU zoning districts are more than 20 acres, therefore meet the intent of this regulation in the code.

COMPREHENSIVE PLAN: The Aspire Pflugerville 2040 Plan the Future Lane Use Map calls this area as Mixed-Use Neighborhood, Traditional Neighborhood, and Parks and Open Space. Mixed-Use Neighborhood is the area designated south of Wilbarger Creek, immediately adjacent to Cameron Road. The floodplain (Wilbarger Creek) is identified as Parks and Open Space, and the area north of the creek is identified as Traditional Neighborhood (as shown on the map).

Traditional Neighborhood: This future land use district calls for a majority of residential uses, with supportive neighborhood commercial uses appropriate. The Comprehensive Plan provides for uses that are considered appropriate, as well as those that may be considered conditional as a primary use. Among uses that are considered appropriate are single-family small lot and accessory dwelling units and civic uses. Uses that may be considered conditionally are townhomes triplex/fourplex, bungalow/cottage courts, neighborhood shopping center, neighborhood office and commercial, as well as mixed-use neighborhood scale.

Mixed-Use Neighborhood: This future land use designation calls for a mix of both residential and commercial with an equal mix of commercial and residential. However, while the mix is proposed as 50/50, this is meant to spread throughout the area outside of this parcel in order to provide supportive commercial uses throughout the area. Additionally, the proposed lot sizes that are proposed in this designation is at a density that's approximately 2-4 units/acre.

Parks and Open Space: This future land use designation is intended to preserve open spaces for the protection and enjoyment of natural areas.

In addition to the Future Lane Use Map that was adopted through the comprehensive plan, neighborhood districts are also adopted through the plan. This area is located within the Park District. The Park District is anchored by 1849 Park, and there is a significant drive to have an effective trail system that connects the area to the park. Furthermore, a variety of housing types are encouraged at a varying density, with supportive commercial uses for the adjacent residential.

Additionally, goals that were established through the Aspire Pflugerville 2040 Comprehensive Plan include:

1. Diversify the housing supply, types, and locations to meet community needs through each phase of life.
2. Foster transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.

3. Healthy Communities and Neighborhood Vitality Goals, Policies and Action Items:
 - a. Invest in designated areas to create an urban mixed-use environment to attract people and create a sense of place.
 - b. Strategically develop a mixture of residential and nonresidential in greenfield areas.
 - c. Encourage housing variety so that no more than 2/3rds of housing in an area is the same type.

Staff finds the proposed zoning districts to be consistent with the comprehensive plan, as well as supports creating healthy communities and 10-minute neighborhoods. Furthermore, it promotes the goal of providing housing types for various phases of life.

As an extension of the city's comprehensive plan, there are also land use assumptions made in the water, wastewater, and transportation master plan. In both the water and wastewater master plan this area is identified as low to medium residential north of Wilbarger, and mixed-use south of the creek. This area is also located with the city's wastewater CCN and is in a dual certification area for both the city and Manville.

TRANSPORTATION: This parcel is bound by Cameron Road and what will be the future extension of Melber Lane. Cameron Road in this area is within Travis County's jurisdiction and is a Major Arterial six lane divided roadway (MAD-6) which calls for 140' of ultimate right-of-way width, and Melber Lane is a future Minor Arterial, or 100' right-of-way. A portion of the future Melber Road extension was provided for through the Carmel Development Agreement.

In addition to these two major thoroughfares, there is also a city led realignment project at the "S" curve of Cameron Road being done in coordination with the Melber Lane extension, which is proposed to realign to accommodate a safer traffic pattern. That project is in design and there is no project construction start date.

In addition to the Master Transportation Plan, which outlines requirements for the major thoroughfares, there is also a trails connection that's shown in the Parks and Open Space Master Plan which will connect from the proposed stub on the parcel east of this site and extend through connecting the 1849 Park. The parcel east of this project has public improvement plans under review by the Planning & Development Services Department, which will eventually stub to this parcel continuing the trails network through this area.

The proposed zoning districts of Single-family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Public Facilities and Open Space (PF), and Neighborhood Services (NS) are consistent with the 2040 Aspire Pflugerville Comprehensive Plan, as well as meets the goal of supporting health, vibrant neighborhoods that encourage housing variety so that no more than 2/3rds of housing in an area is the same type. Additionally, it fosters transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.

For the reasons listed above, staff is recommending ***approval*** as presented.

Robyn Miga, Planning & Development Services Assistant Director

ATTACHMENTS:

Staff Report

Use Chart and Development Regulations for Zoning District

Applicant's Request

Comprehensive Plan Attachments: Park District, Parks and Open Space, Mixed-Use Neighborhood, and Traditional Neighborhood Future Land Use designations.