



City of Pflugerville

Legislation Text

File #: ORD-0654, Version: 4

Approving an ordinance on second reading with a caption reading: An Ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 13.08 acres of unplatted land, being 7.87 acres and 5.21 acres out of the Jacob Casner Survey No. 9, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) District to Single-Family Residential (SF-R) District; to be known as the 2004 & 2016 Rowe Loop Rezoning (2022-2-REZ); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The applicant is requesting to rezone their approximately 13.05-acre tract of land from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R). The applicant is seeking to develop the land for a single-family subdivision. The subject properties are located in the northeast corner of Rowe Loop, just south of the Steeds Crossing Subdivision, and west of the Commons at Rowe Lane which is an ETJ subdivision.

SURROUNDING ZONING AND LAND USE: The property is currently zoned Agriculture/Development Reserve (A), as are the majority of the properties that front onto Rowe Loop, which are mostly larger estate lots. However, this neighborhood has seen some transition closer to Rowe Lane, with a few parcels rezoning to the Single-Family Mixed Use (SF-MU) district and are proposed for duplex development within a condominium subdivision, which are proposed to be served by internal private streets.

PROPOSED DISTRICT: The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R). The SF-R zoning district is intended to 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.

The Single-Family Residential (SF-R) District uses are provided below:

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

To develop a Single-Family Detached subdivision inside the SF-R zoning district, the UDC requires a minimum site area of 10 acres. Also, if the total property size is between 10 and 50 acres then a minimum of 10% of the lots within the overall preliminary plan shall have a minimum 9,000 sq ft lot area. At no point shall a lot have a lot of area less than 7,500 square feet.

COMPREHENSIVE PLAN: The City of Pflugerville recently adopted the Aspire 2040 Comprehensive

Plan at the end of April. In that plan, the Future Land Use Map calls this area out as suburban residential, which encourages a 100-percent residential product, to include cluster subdivisions, single-family; large lot, single-family, suburban lot; single-family, small lot; and accessory dwelling units. In addition to the future land use designation for this area, the comprehensive plan also created sub-neighborhoods for the city, which identifies this area as “The Commons District”. The plan envisions that this district should focus on improving infrastructure in this area, including enhancements to Weiss/Hodde, Rowe Lane, and Jakes Hill Road to support multi-modal transportation opportunities for residents in this district. In addition, the Transportation and Water/Wastewater Master Plan provide for land use assumption in this area as well, and while they are not as recent as the 2040 Aspire plan, they call this area out as low to medium density residential.

The proposed rezoning from Agriculture/Development Reserve to Single Family Residential would meet the intent of the future land use designation in this area.

TRANSPORTATION: In addition to the comprehensive plan, in January 2022 the City Council approved the design consultant for the several street construction projects, one of which is for the improvement of Rowe Loop. Under the reconstruction bond project, a pavement condition analysis was done, and the roadways under that bond are slated to be constructed to city standards. Rowe Lane is a proposed four-lane divided, minor arterial road, which at full build out is approximately 100’ of right-of-way. At the moment, there is only approximately 60’ of right-of-way, and even less of pavement.

The proposed Single-Family Residential (SF-R) district is consistent with the subdivision to the north (Steeds Crossing), but is proposed to be more dense than the parcels that are immediately adjacent. The proposed SF-R district provides a transition from the adjacent neighborhoods to the north and east to the larger single-family lots that remain throughout Rowe Loop. In evaluating a rezoning request, there are multiple factors to take into consideration, one of which is the Future Land Use Map that’s provided for through the comprehensive plan. Although certain land uses may be deemed appropriate in that area over the longevity of the long-range planning document, those requests are evaluated on a case-by-case basis to determine whether the area is transitioning toward what the ultimate land use plan is for the area.

In this instance, the neighborhood has started transitioning along Rowe Lane, as well as along the eastern side of the development, and the proposed parcels for rezoning are one parcel removed from the most recently zoned SF-MU in this neighborhood.

The proposed rezoning to SF-R is less intense than the SF-MU districts to the south, and facilitates a transition being immediately adjacent to Steeds Crossing. If approved, the minimum lot size would be 7,500 sq. ft. with a minimum lot width of 60’ and depth of 125’, and a minimum of 10-percent of the lots would be required to be a minimum of 9,000 sq. ft. Furthermore, there is a requirement for the subdivision to extend Wind Vane West, which will allow further connectivity through the adjacent subdivision, instead of all of the added traffic from the proposed development going to Rowe Loop. Any request to not extend that road would be requested to come before the Commission for a waiver consideration.

Based on the above findings, staff is recommending approval of the proposed rezoning request from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R).

Planning and Zoning Commission Action

On May 2, 2022 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 4-3.

Prior City Council Action

City Council conducted a public hearing on May 24, 2022 and unanimously approved first reading of the ordinance on June 14, 2022.

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒

Budgeted Item: Yes ☐ No ☐ N/A ☒

Amount: _____

1295 Form Required? Yes ☐ No ☒

Legal Review Required: ☒ Required ☐ Date Completed: May 13, 2022

Supporting Documents Attached:

General Location Map

Staff Report

Use Chart And Development Regulations for Zoning District

Support Letters

Ordinance

Recommended Actions

Approve the ordinance on second reading rezoning the property from Agriculture Development Reserve (A) to Single-Family Residential (SF-R).