



City of Pflugerville

Legislation Details (With Text)

File #:	ORD-0589	Version:	4	Name:	2004 & 2016 Rowe Loop Rezoning
Type:	Ordinance	Status:		Status:	Public Hearing and First Reading
File created:	5/26/2021	In control:		In control:	City Council
On agenda:	10/12/2021	Final action:		Final action:	

Title: Conduct a public hearing and consider approving the first reading of an ordinance 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 Lp Rezoning (REZ2105-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2004 & 2016 Rowe Loop Rezoning Staff Report, 2. 2004 & 2016 Rowe Loop Rezoning Locator Map, 3. 2004 2016 Rowe Lp (REZ2105-01) Ordinance, 4. 2004 & 2016 Rowe Loop Applicant Supplemental Letter, 5. 2004 & 2016 Rowe Loop Neighbor Letter 1, 6. 2004 & 2016 Rowe Loop Neighbor Letter 2, 7. Steeds Crossing Neighbor Letter

Date	Ver.	Action By	Action	Result
10/4/2021	3	Planning and Zoning Commission	Recommended for Disapproval	Pass
9/20/2021	1	Planning and Zoning Commission	Tabled	Pass
7/19/2021	1	Planning and Zoning Commission	Tabled	

Conduct a public hearing and consider approving the first reading of an ordinance 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 Lp Rezoning (REZ2105-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject parcels are located in the northeast corner of Rowe Loop, just south of the Steeds Crossing Subdivision. Cumulatively, the subject parcels are an approximate 13.08-acre tract of land not currently platted. 2004 Rowe Loop, located in the corner, is vacant and 2016 Rowe Loop is the adjacent parcel to the south and has a single-family home located on the property. The applicant is seeking to develop the land for a single-family subdivision, similar to the adjacent properties to the north and east. They are aware of the required extension of Windy Vane Drive through the property to connect to Rowe Loop and have taken this into consideration in their request. They are aware that the area is currently residential and not prime for commercial development. Due to the adjacent land uses and the required road extension, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Single-Family

Residential (SF-R). The neighborhood to the north, Steeds Crossing, is zoned Single-Family Suburban (SF-S) and the neighborhood to the west is not currently located inside the City limits. The remaining adjacent parcels along Rowe Loop are all zoned Agriculture/Development Reserve (A).

The proposed Single-Family Residential (SF-R) district is consistent with the zoning in the immediate area and allows for a transition between the adjacent neighborhoods to the north and east and the larger single-family lots that remain inside Rowe Loop. The proposed rezoning also allows for a transition between the neighborhoods to the east and north and any future density increases that may occur along Rowe Loop, such as the Rowe Lane Condos located to the south.

The comprehensive plan, as well as the infrastructure master plans, identify the area for low to medium density development. The proposed rezoning is consistent with Goal 1 of the Land Use and Development Character Goals that identifies the supply, location, and type of housing will be diverse. The requested zoning district requires a diversity in the size of lots which encourages varying housing designs.

On July 19th, 2021, the proposed rezoning was reviewed by the Planning and Zoning Commission. In this meeting, there was discussion regarding the density of the Single-Family Residential (SF-R) zoning district as it relates to the surrounding existing land uses and zoning districts. The Commissioners ultimately postponed their decision until September 20th and requested that the applicant meet with the Rowe Loop neighbors to discuss their request more fully.

The item was postponed for a second time during the September 20th meeting. Three motions were presented, and each vote ended in a tie, causing each motion to fail. After discussion, the commissioners closed the public hearing and agreed to postpone the item for discussion and consideration until October 4th. The item was on the agenda as Discuss and Consider and the Commissioners voted to reopen the public hearing. Following the applicant's presentation and public testimony was received, the Planning and Zoning Commission discussed the request. The Commissioners discussed the merits of the request in consideration of the existing neighborhood context.

To remain consistent and compatible with the adjacent zoning and land use plan, Staff recommends approving the proposed rezoning of the 13.08-acre tract of land, consisting of two adjacent parcels, located at the northeast corner of Rowe Loop, from Agriculture/Development Reserve (A) to Single-Family Residential (R).

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Action

On September 20th, 2021 the Planning and Zoning Commission conducted a public hearing and on October 4th, 2021 conducted a vote recommending denial of the proposed ordinance with a vote of 5 -2.

Deadline for City Council Action

Conduct a public hearing on October 12, 2021 as advertised with action required within 60 days.

Projected Future City Council Action

The second reading of the ordinance is scheduled for October 26, 2021.

Funding Expected: Revenue ___ Expenditure ___ N/A ☒

Budgeted Item: Yes ___ No ___ N/A ☒

Amount: _____

1295 Form Required? Yes ___ No ☒

Legal Review Required: ☒ Required ___ Date Completed: ___10/5/2021___

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance
4. Supplemental Letter
5. Neighbor Responses

Recommended Actions

1. Conduct the public hearing.
2. Motion to close the public hearing.
3. Motion to approve the ordinance on first reading rezoning the property from A to SF-R.