



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0387, **Version:** 3

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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 TWO TRACTS CONSISTING OF APPROXIMATELY 17.593-ACRE OF LAND OUT OF THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, LOCATED GENERALLY NORTHWEST OF SILENT HARBOR LOOP ON BECKER FARM ROAD, NORTH OF E. PFLUGERVILLE PARKWAY FROM AGRICULTURE/CONSERVATION (A) TO SINGLE FAMILY MIXED USE (SF-MU); TO BE KNOWN AS BECKER FARM SUBDIVISION AT BECKER FARM RD. REZONING (REZ1710-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The property is located generally northwest of Silent Harbor Loop and is on Becker Farm Road, north of E. Pflugerville Parkway. The proposed site includes a collection of un-platted tracts totaling 17.593 acres. The tracts consist of both unimproved, agricultural land and existing single family dwellings including outbuildings for storage. Property includes direct access to Becker Farm Rd. Surrounding the proposed site is a Municipal Utility District (MUD) known as, the Villages of Hidden Lakes within the City of Pflugerville's ETJ subject to a development agreement with the City of Pflugerville, at the north and southeast property lines. Per the development agreement lot sizes of the Villages of Hidden Lakes range from 50-80 feet wide and 125 feet deep. The South and West adjacent properties are both zoned as Agriculture Conservation (A) district separating the property from the Corridor level 4 (CL4) district. The applicant has proposed to rezone the property from Agriculture/Conservation (A) to the Single Family Mixed-Use (SF-MU) district. If approved the owner intends to develop the property into a Single Family detached neighborhood similar to the Villages of Hidden Lake.

### **Staff Recommendation**

The developer for the property have been very responsive and have listened to the suggestions of the city. The property owner is wanting to change the current 17.593 acre tract of land zoned as Agriculture (A) to Single Family Mixed-Use (SF-MU) District. The Single Family Mixed-Use permits a multitude of residential uses such as single family attached/detached and condominium products that would create a consistency with the existing properties (The Villages of Hidden Lake) surrounding the subject site. Becker Farm Rd, a collector street, identifies as a transition between high speeds and traffic volumes connecting residential areas which would help connect to E Pflugerville Parkway a major arterial (120 right-of-way) which will provide a transition from residential to more intense urban-commercial driven development that would help foster more employment opportunities to the west as called out by Preferred Land Use Vision Plan. The Becker Farm Subdivision rezoning proposal to Single Family Mixed-Use (SF-MU) from Agriculture (A) is found compatible with the adjacent land uses and appropriate development as Low-Medium residential as per the Comprehensive Plan; therefor, staff recommends approval of the proposed zoning.

**Planning and Zoning Commission Action**

On November 6, 2017 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

**Previous City Council Action**

The City Council held a public hearing on November 28, 2017 and approved the ordinance on first reading.

**Drafter**

Emily Barron, AICP  
Planning Director