



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0532, **Version:** 1

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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)

The subject 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 at the boundary of the City limits and extraterritorial jurisdiction (ETJ). 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. 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 as the holding district with the annexation of the subject property. The properties immediately adjacent to the subject property are zoned: SF-R to the north and west, and A to the south. The adjacent eastern properties are in the ETJ and City zoning codes do not apply.

The SF-R zoning district has a condition for developing single-family detached homes that requires a varying size of lots where a minimum of 10% of lots must be a minimum lot area of 9,000 square feet and at no time shall a lot area be less than 7,500 square feet. This allows development to provide a variety of housing opportunities without creating a Planned Unit Development (PUD), development agreement, or applying multiple zoning districts.

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 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 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 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.

Emily Draughon, Planner II