

Pflugerville
Planning and Zoning
Commission

AGENDA REPORT

Planning & Zoning:	1/3/2011	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	1/25/2011	E-mail:	jeremyf@cityofpflugerville.com
Case Number:	REZ1011-02	Phone:	512-990-6300

SUBJECT: Hold a public hearing and consider an application to rezone approximately 26.6 acres of a 43.6-acre tract of land recorded in Document No. 2007122141 and 2008046183, generally located southwest of Olympic Dr. and Heatherwilde Blvd. intersection, from Alternative Land Use Regulation (ALUR) to a Single-Family Suburban (SF-S) District; and to provide associated amendments to the Wells Point Alternative Land Use Regulation District (ALUR) to address the proposed rezoning; to be known as the Reserve at Heatherwilde Rezoning (REZ1011-02).

BACKGROUND/DISCUSSION

LOCATION:

The Wells Point Alternative Land Use Regulation (ALUR) is located in two sections north of the Heatherwilde Blvd and Wells Branch Pkwy intersection. Tract One is located northwest of the intersection, along the west side of Heatherwilde Blvd and consists of approximately 44 acres. Tract Two is located at the northeast corner of the intersection and consists of approximately 26 acres.

Approximately 27 acres of Tract One is proposed to be removed from the ALUR and rezoned to Single-Family Suburban (SF-S) to accommodate for a single-family residential development. The rezoning area is located along the west side of Heatherwilde Blvd, south of the Heatherwilde soccer fields and north of the center line of the creek.

SURROUNDING ZONING AND LAND USE:

Adjacent	Existing Zoning District	Existing Use
North	Single Family Suburban (SF-S)	Soccer fields and elementary school
South	Agriculture/Conservation (A)	Creek and unimproved land
East	Light Industrial (LI)	A warehouse distribution facility and unimproved land planned for light industrial development
West	City of Austin 2-Mile ETJ	Spring Hill Village single family subdivision

COMPREHENSIVE PLAN DESIGNATION:

The Comprehensive Plan identifies this area with Low to Medium-Density Residential and a Neighborhood Center. The proposed rezoning request generally coincides with the vision of this area.

ANALYSIS:

The proposed request is to remove and rezone approximately 26 acres of Tract One of the Wells Point ALUR, which includes an area that was previously approved through Ordinance No. 883-07-05-15 for a variety of land uses including light industrial, a school, residential development consisting of single-family detached (condominium), single-family attached, townhomes, multi-family, and a 4-acre commercial center (“commercial node”). The owner’s of the Wells Point ALUR property are in the process of selling approximately 26 acres of Tract One to a single-family residential developer in order to plat and construct single-family residential homes (fee simple). The current and future owner approached the City to identify the best way to address the proposed change in use and Staff recommended the approximate 26 acres be rezoned from ALUR to Single-Family Suburban (SF-S).

Concurrent with this proposed rezoning to Single-Family Suburban (SF-S); the existing ALUR needs to be amended in order to address the proposed changes to Tract One. The following identifies the proposed changes to the ALUR (attached ordinance) to address the proposed rezoning:

- The legal description has been updated to address the proposed change to Tract One and remove the approximate 26 acres north of the creek.
- Section 1. Section 2.03 A of Exhibit B and Exhibit C of the Ordinance refer to the Commercial/Retail requirement initiated through the ALUR for the “Commercial Node”. The commercial component is proposed to be completely removed and replaced with the Single-Family Residential (SF-S) district. Exhibit C graphically represented the location of the “Commercial Node”.
- Section 2. Section 2.04 A and B of Exhibit B identify phasing of Tract One if residential units were built and included provisions for the “Commercial Node” located within the proposed rezoning area. This is no longer applicable with the proposed rezoning request.
- Section 3. Section 2.01 B 4 of Exhibit B included a reference to the outdated “RM-2” residential zoning district. To provide clarity, the RM-2 designation has been updated to the MF-U district. To ensure the general standards related to lot layout and site design standards are upheld, additional language was added to this Section. As proposed, the General Regulations of the Multi-Family Urban (MF-U) District (Subchapter 4 of the UDC) and the Site Development Regulations per type of proposed residential use (Subchapter 9 of the UDC) are required to be adhered to for residential development.
- Section 4. Section 2.01 B 4 of Exhibit B included the same references as stated in Section 3 above, but were applicable to Tract Two (area located northeast of the Heatherwilde Blvd and Wells Branch Pkwy intersection). The same clarity was provided to this section as stated in Section 3 above.

- Section 5. Section 3.05 G identified a requirement for at least one amenity center on each tract where residential uses or apartments were located. The amenity center, as currently defined in the ALUR definitions, is to contain a swimming pool and a clubhouse/gathering hall and a minimum of two additional recreational activities. The Multi-Family Urban (MF-U) district currently has common open space requirements with required amenities and complex amenities. The owner's of the ALUR have indicated concurrence with the current requirements and are not asking for a waiver to not provide amenities, but are asking for the flexibility to provide what is currently required in the Unified Development Code. Removal of this provision is acceptable to staff.

INFRASTRUCTURE IMPACTS:

These comments are generally based on the proposed single-family land use. More detailed analysis will be provided when development plans are submitted.

Transportation: The 26-acre tract of land proposed for rezoning has frontage along Heatherwilde Blvd, a four lane divided regional roadway that connects Round Rock to the north with Austin to the south. With an existing median along the extent of Heatherwilde Blvd, a median cut will likely be requested in the future to provide through traffic movements onto Heatherwilde Blvd. This has not been requested to date. Additional connectivity via Patrick Place in the Spring Hill Village subdivision to the west (Austin ETJ) will be reviewed with the subdivision platting process.

Traffic Impact: A TIA is not expected to be warranted for the 26 acre development. The threshold for a traffic impact analysis (TIA) is based on 2000 or greater vehicle trips on the peak day for the proposed use.

Water and Sewer: Water service is currently available to the site along Heatherwilde Blvd. The proposed residential development is not anticipated to have an impact to the existing water systems. Wastewater service is in the area, but not currently at the site. Extension of the existing wastewater facilities to and thru the proposed site will be the responsibility of the developer.

Drainage: The area generally drains northwest to southeast and is collected in an existing creek located along the proposed south boundary. Drainage will be further reviewed at time of subdivision platting.

School District: The Wells Point ALUR was approved in 2007 and allowed for residential development ranging from condominiums to multi-family. As discussed with PISD administrative staff, the proposed change in zoning is not anticipated to change the existing impact to the school district.

Parks: Parkland for the Wells Point ALUR was satisfied through the dedication of land adjacent to the soccer fields and construction of associated parking. The land has been dedicated to the City already and the parking

improvements will be provided with the development of the proposed rezoning area. No additional parkland is required.

NOTIFICATION:

Newspaper Notification Published on Thursday, December 16, 2010. Staff mailed 26 notices to property owners within the City limits on December 15, 2010. Included in the notification was the Pflugerville Council of Neighborhood Associations, the Club at Wells Point Homeowners Association and the Pflugerville Independent School District.

Letters of Support – 0

Letters of Opposition - 0

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning from Alternative Land Use Regulation (ALUR) to a Single-Family Suburban (SF-S) District and associated amendments to the ALUR to address the proposed rezoning.

ATTACHMENTS:

- Subject Site Photos
- Notification Map
- Applicant Request Letter
- Draft Ordinance (separate attachment)
- Existing Wells Point ALUR Ordinance No. 883-07-05-15 (separate attachment)

PHOTOS:



SUBJECT SITE



SUBJECT SITE SOUTH BOUNDARY



SUBJECT SITE WEST BOUNDARY

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GENERALLY NORTH OF SUBJECT SITE



GENERALLY NORTHEAST OF SUBJECT SITE



PREVIOUSLY DEDICATED PARKLAND,
ADJACENT TO SUBJECT SITE

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EAST OF SUBJECT SITE

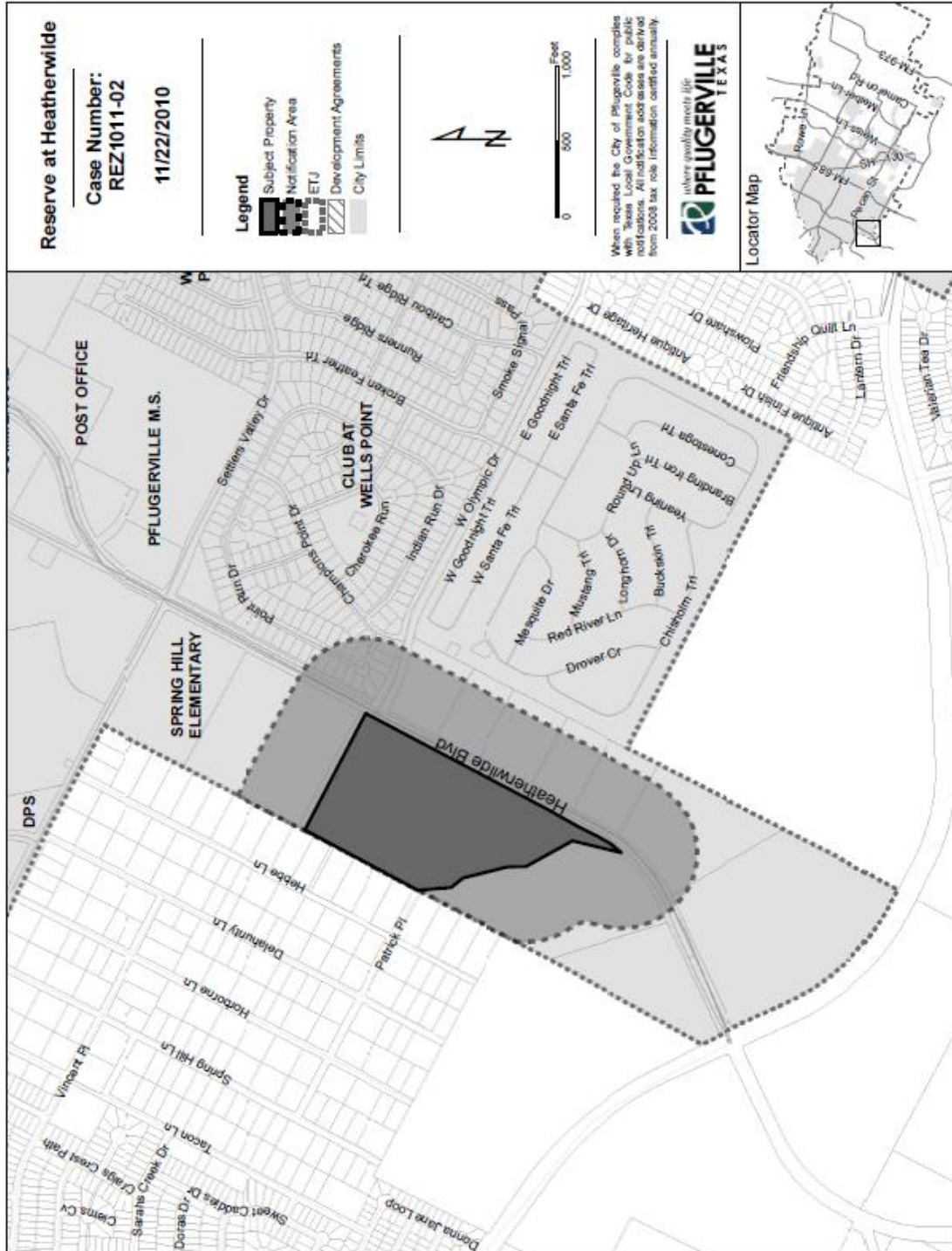


EAST OF SUBJECT SITE



WEST OF SUBJECT SITE,
POSSIBLE PATRICK PL. EXTENSION

NOTIFICATION MAP:



APPLICANT LETTER:



P.O. Box 27335
Austin, Texas 78755

Tel: 512-346-3482
Fax: 512-346-6239

November 17, 2010

RECEIVED
NOV 22 2010

City of Pflugerville
Planning Department
100 East Main Street, Suite 400
Pflugerville, Texas 78660

Re: Rezoning Application for 26.578 acres of land on Heatherwilde Blvd. out of the Wells Point ALUR.

Dear Sirs:

Accompanying this letter is our rezoning application for a 26.578 acre tract of land located in the 1000 block of Heatherwilde Blvd. that is presently part of the Wells Point ALUR created by Ordinance No. 883-07-05-15 of the City of Pflugerville.

We are requesting a rezoning of 26.578 acres of land to Single Family – Suburban, and for this tract to be removed from the ALUR. It is our plan to submit plats and construction plans for a single family residential subdivision to fall under the SF-S zoning.

The Wells Point ALUR calls for the construction of a parking lot on a previously dedicated tract of land located between the 26.578 acres and the soccer complex on Heatherwilde Drive. This requirement addressed the parking land requirements for the entirety of the property comprising the Wells Point ALUR. While we are requesting removal of the 26.578 acres from the ALUR, we request that the parkland credit still be granted for the 26.578 acres, as we will be assuming the obligation of constructing the parking lot during the proposed development of the property.

In addition, the current owner of the property, HW Otello Investment, L.P., would like to request some changes to the Wells Point ALUR. That request is included with our rezoning application, at the direction of city staff.

Thank you for your time.

Sincerely,



Chris Blackburn
President