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**STAFF REPORT**

**Planning & Zoning:** May 5, 2014      **Staff Contact:** Jeremy Frazzell, Senior Planner  
**City Council:** May 13, 2014      **E-mail:** jeremyf@pflugervilletx.gov  
**Case No.:** REZ1401-01      **Phone:** 512-990-6300

**SUBJECT:** To receive public comment and consider an application to rezone a 2.670-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Travis County, TX located generally northeast of the Wells Branch Pkwy and Dessau Rd intersection, from General Business 1 (GB1) to Multi-Family Urban (MF-U) district; to be known as The Villages at Wuthrich Hill Rezoning. (REZ1404-01)

**LOCATION:** The property is located generally northeast of the Wells Branch Pkwy and Dessau Rd. intersection, along the east side of Dessau Rd.

**PROPOSAL:**

The proposed site consists of a small portion of an unimproved tract of land located along the east side of Dessau Rd. between Wells Branch Pkwy and a future extension of E. Olympic Dr. The proposed request is to rezone a portion of the property currently zoned General Business 1 (GB1) to the Multi-Family Urban (MF-U) district so that it can be included as part of a future multi-family development. While the current zoning will allow for a mix of residential and non-residential in a single building, a condition of the GB1 district prevents residential from being located on the ground floor.

The applicant is interested in establishing a new approach to a multi-family development and may include a mix of multi-family structures, townhomes, cottages, and bungalows; all of which will be for rent. A conceptual layout for the development envisioned a mix of lofts and flats on the proposed 2.67-acre tract of land near Dessau Rd. The remainder of the project will be located on land currently zoned Multi-Family Urban (MF-U), and may include a mix of attached townhome units, single family detached units and private open space.

**BACKGROUND:**

The subject property was annexed into the City in 1999 (ORD No. 550-99-06-08) and subsequently zoned to Agricultural Open Space (A-O). Following annexation, a City initiated rezoning of the land occurred (ORD No. 566-99-11-09) and rezoned the subject tract to General Business (GB). In 2007, the General Business (GB) zoning district nomenclature was amended to the existing General Business 1 (GB1) zoning district.

Adjacent	Base Zoning District	Existing Land Use
North	Multi-Family Urban (MF-U)	Unimproved agricultural land, condominiums
South	Multi-Family Urban (MF-U) and General Business 1 (GB1)	Drainage, unimproved agricultural land, retail
East	Multi-Family Urban (MF-U)	Unimproved agricultural land, Mountain Creek single-family neighborhood

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West	Agriculture/Conservation (A) General Business 1 (GB1)	Dessau, drainage, and unimproved agricultural land
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**COMPREHENSIVE PLAN:**

The Comprehensive Land Use Plan identifies the area as Low to Medium density residential with a neighborhood center in close proximity. The Comprehensive Plan defined Low-Density Residential with a density between .5 and 6 units per acre while Medium-Density Residential was defined with a density between 6 and 15 units per acre. While the MF-U district permits a density of 20 units per acre, the conceptual layout which includes the existing MF-U property and the subject tract envisions a density of approximately 10 units per acre.

**STAFF RECOMMENDATION:**

While the Comprehensive Plan may not specifically reflect the current zoning in the area, the plan does support medium density in this area, which is consistent with the anticipated development. Rezoning the proposed tract from General Business 1 (GB1) to Multi-Family Urban (MF-U) will enable the applicant to have flexibility with the layout of the project and remove potential conflicts associated with setbacks and limitations on ground floor residential units. Rezoning the 2.670 acres to the MF-U district will increase the potential amount of multi-family units allowed in the area by approximately 53 units, however the increase is not anticipated to have an adverse impact. Staff recommends approval of the proposed request.

**NOTIFICATION:**

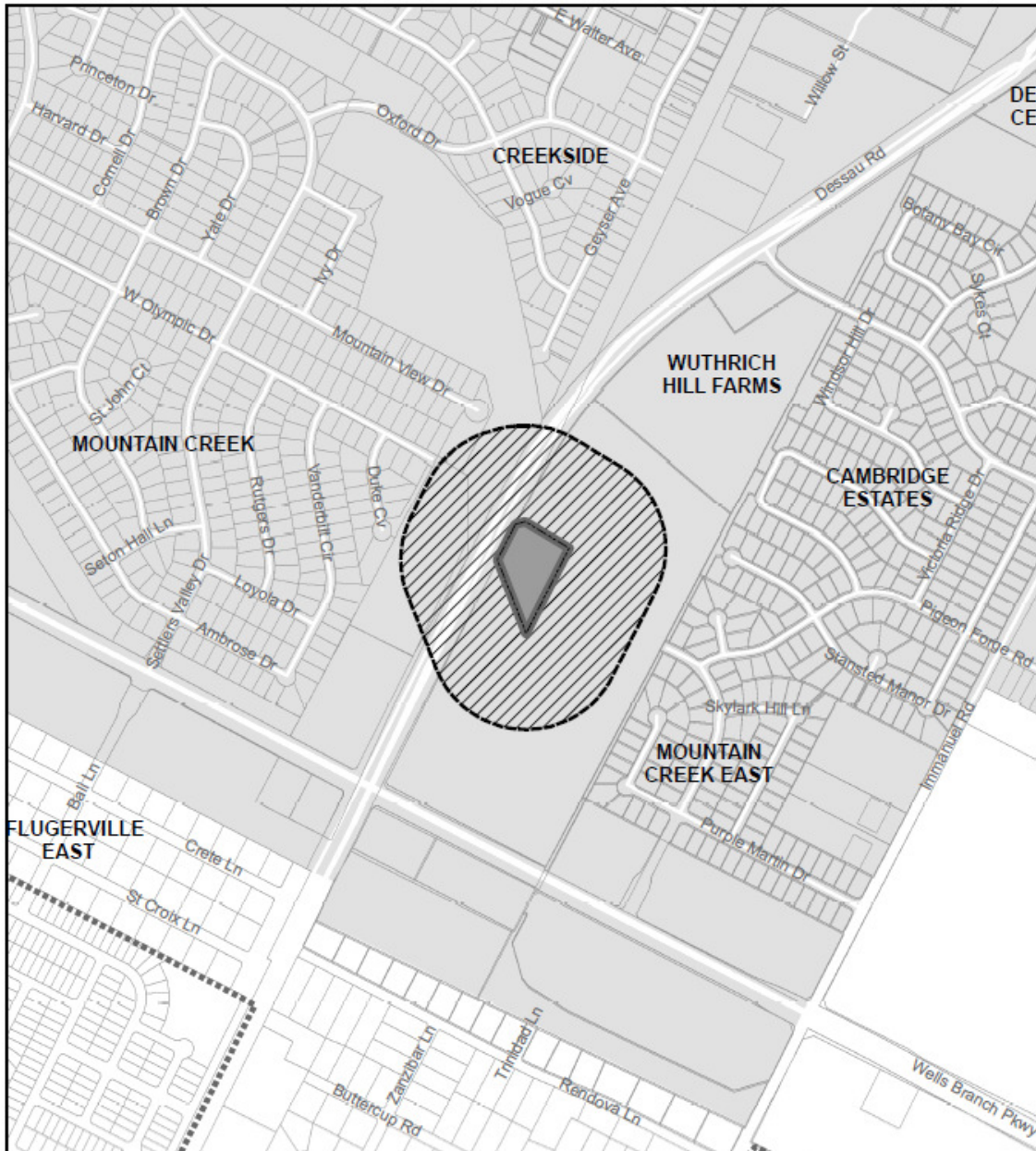
Newspaper Notification was published on April 23, 2014 and notification letters were mailed to property owners within 500 feet of the property. Signs were posted on the property and no inquiries were received regarding the proposed request at the time of this report.

**ATTACHMENTS:**

- Notification Map
- Zoning Map
- Subject Site Photos
- Applicant Request

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**NOTIFICATION MAP**



**The Village at Wuthrich Hill (GB-1 to MF-U)**

**Case Number:**  
**REZ1404-01**

**04/01/2014**

**Legend**

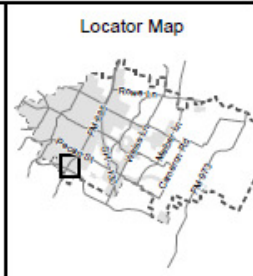
- Subject Property
- Notification Area
- ETJ
- City Limits

0 500 1,000 Feet

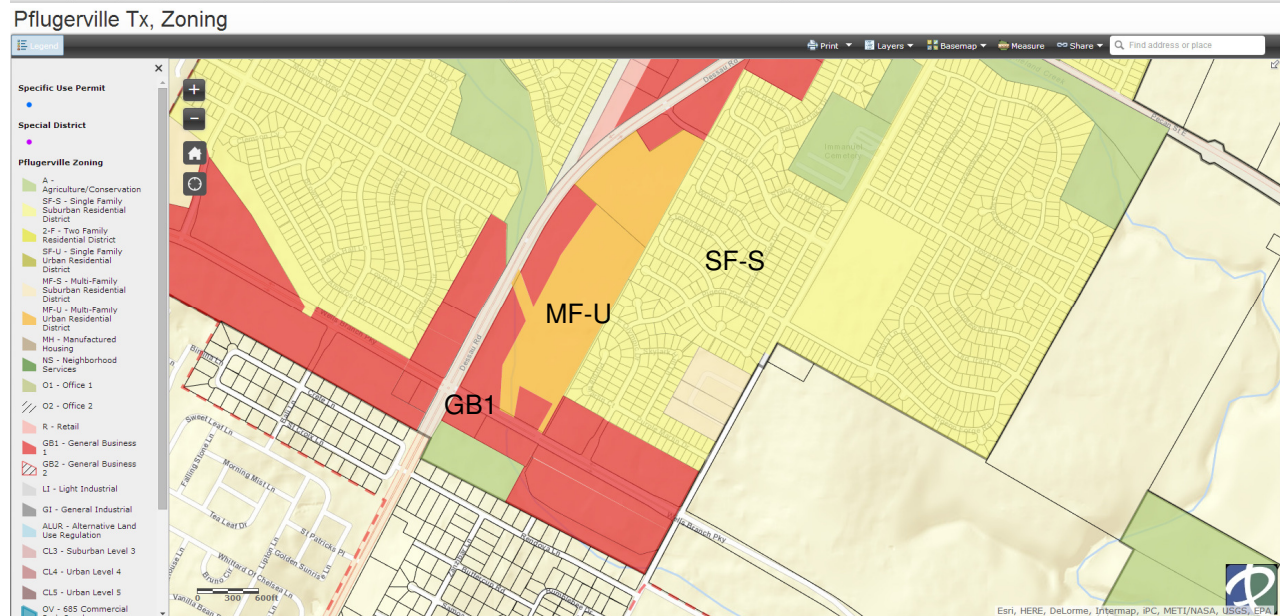
N

When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax roll information that is certified annually.

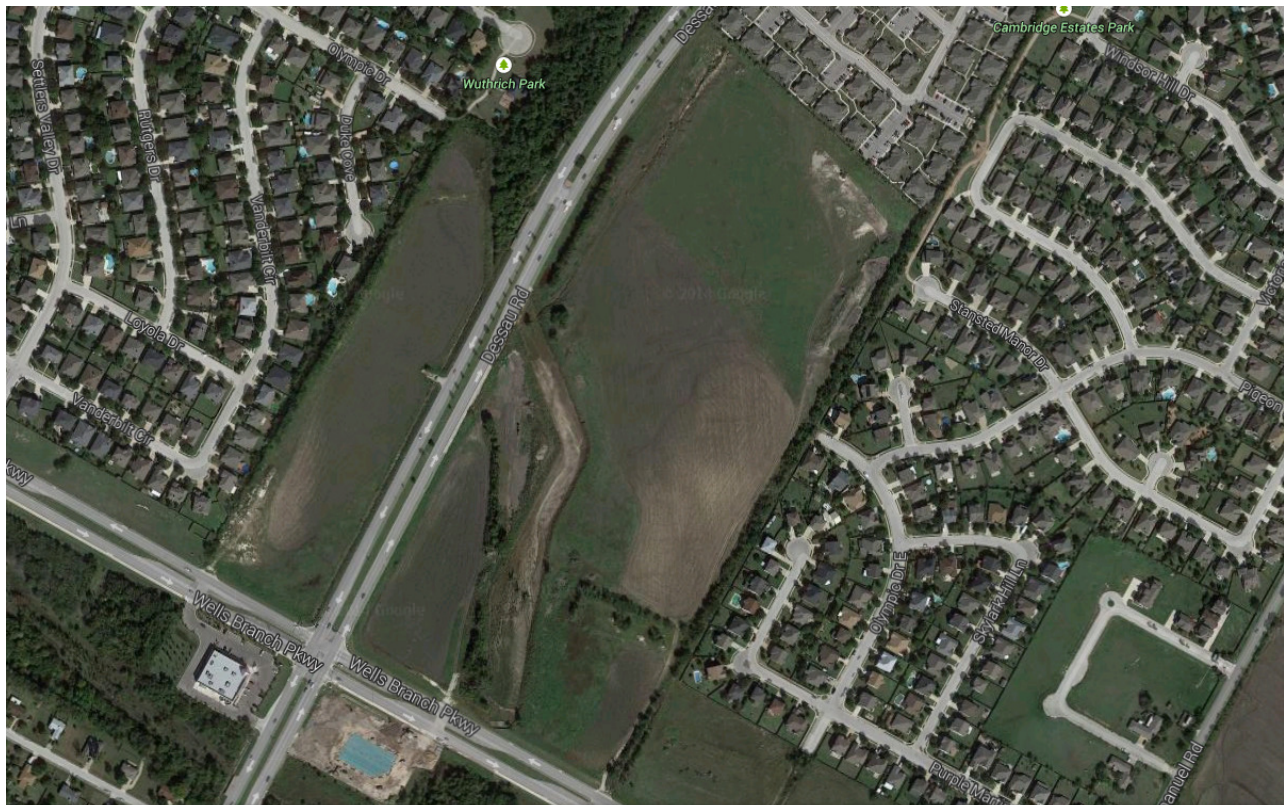
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**PFLUGERVILLE**  
 TEXAS



**ZONING MAP**



**SITE PHOTOS:**

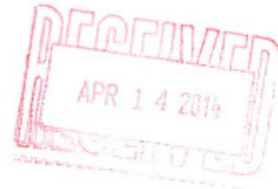
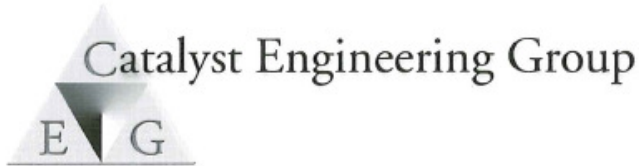


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**APPLICANT REQUEST:**



March 31, 2014

Honorable Mayor Coleman  
City of Pflugerville  
201-B East Pecan Street  
P.O. Box 589  
Pflugerville, Texas 78691

Ref: Village at Wuthrich at Wuthrich Hill – Zoning Request Letter

Dear Mayor Coleman,


We respectfully request City Council approval for the rezoning of a portion of the Wuthrich Hill Farms property from GB-1 to MF-U as requested in the attached documents. This property is located north of the intersection of Dessau Road and Wells branch Parkway at the future intersection of Olympic Drive and Dessau Road.

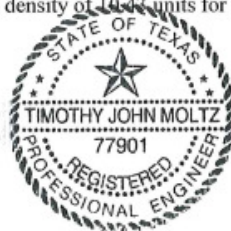
When the subject property is developed and Olympic Drive is extended from Dessau Road through to the Mountain Creek East Subdivision, along the east side of the Wuthrich property, there will be two tracts of land formed and located between Olympic Drive and an existing drainage way through the Wuthrich Property. One tract that is approximately 15 acres, is zoned MF-U, for multi-family use and the other tract that borders Dessau Road and is approximately 2.67 acres that is currently zoned GB-1.

The current GB-1 zoning category allows multi-family uses on the upper floors of a building but, only retail and commercial uses on the first floor. My Client desires the ability to be allowed to locate multi-family on part of the first floor of one or more of the buildings on our proposed site plan, located within the currently zoned GB-1 property. If the property is zoned MF-U, then multi-family would be allowed on the first floor, while still allowing for the ability to position retail uses on the first floor as appropriate.

Both zoning categories allow a maximum of 20 units per acre. The proposed site plan for this project proposes a low density single story unit mix for the portion of the property closest to Mountain Creek East, with progressively higher buildings and more dense development as the buildings are located further from the single family development, and then multiple stories of multi-family units along Dessau Road. The overall unit mix will result in a density of 10-13 units for the overall proposed multi-family project.

Thank you for your consideration.

  
Timothy J. Moltz P.E.  
Senior Project Manager



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**SURVEY:**

