



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

June 7, 2013

Ms. Emily Barron, AICP
Planning Director – City of Pflugerville
P.O. Box 589
Pflugerville, Texas 78691

RE: Heatherwilde Townhomes
ALUR Waiver Request

Dear Ms. Barron:

On behalf of our client, we are requesting a waiver to Unified Development Code (UDC) Subchapter 5(C)(1) requirements for the proposed Heatherwilde Townhomes ALUR. This section of the UDC states a required minimum size of 50 acres for an ALUR submittal. The Heatherwilde Townhomes ALUR will include approximately 18.9 acres.

The project is located northeast of the intersection of Pecan Street (FM 1825) and N. Heatherwilde Blvd, between Green Meadows and Yellow Sage, and is within the City of Pflugerville full jurisdiction. The property is zoned Multi-Family Urban Residential District (MF-U) and is currently undeveloped land. Adjacent zoning consists of Multi-Family Urban Residential (MF-U) to the north, General Business 1 (GB1) to the east, south and west, and additionally General Business 2 (GB2) to the south.

The proposed project is planned as a single-family attached homes development with both a front entry garage and a rear entry garage product. Townhome units will range from 3-unit to 6-unit clusters. The development will incorporate architectural and community enhancements as required by the ALUR code. The waiver request is consistent with discussions conducted on multiple occasions with City staff. This ALUR request is also a result of the proposed product and the lack of a suitable existing zoning classification to support the development.

It is our intent to have this waiver request heard at the next available Planning and Zoning Commission meeting. Please contact me if you have any questions or need additional information concerning this waiver request.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470

Dustin Goss, P.E., LEED® AP BD+C

Project Manager

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