
STAFF REPORT

Planning & Zoning:	08/02/2021	Staff Contact:	Emily Draughon, Planner II
City Council:	08/24/2021	E-mail:	emilyd@pflugervilletx.gov
Case No.:	REZ2106-05	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximately 17-acre tract of land locally addressed 18516 Heatherwilde Blvd, from General Business 1 (GB1), General Business 2 (GB2), Light Industrial (LI) districts to Single-Family Mixed-Use (SF-MU) district; to be known as the 18516 Heatherwilde Blvd Rezoning (REZ2106-05).

LOCATION: The subject parcel is located along the eastern extent of North Heatherwilde Boulevard south of New Meister Lane and North SH 45; generally southwest of the New Meister Lane and North Heatherwilde Boulevard intersection.

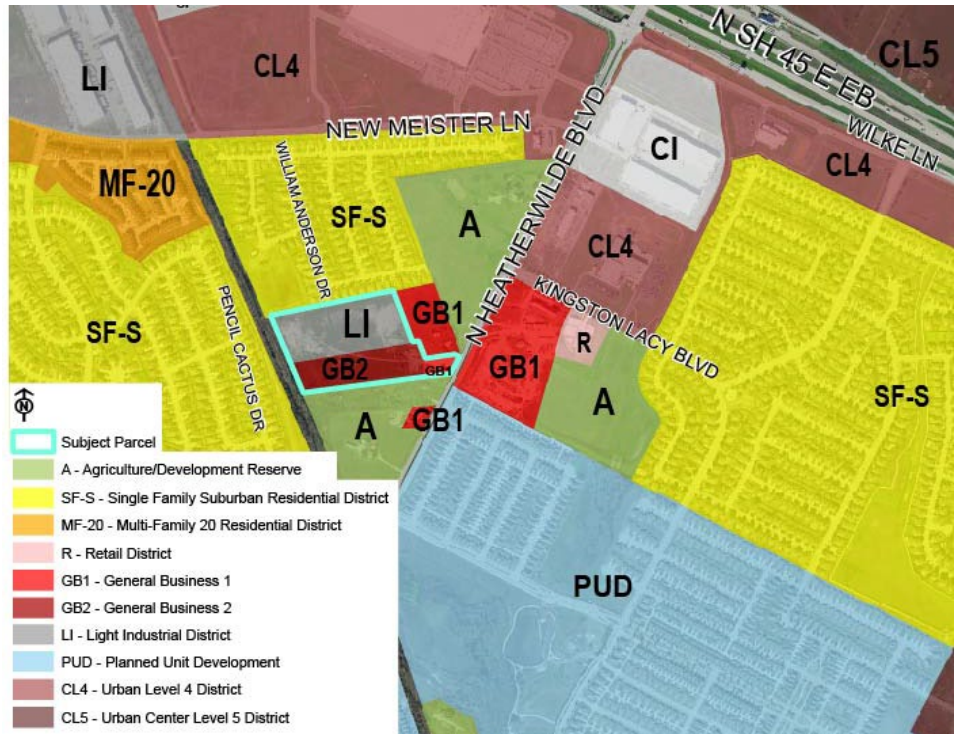


BACKGROUND/REQUEST: The subject property consists of multiple tracts and is approximately 16.759-acres of land not currently platted. The property is primarily vacant, with several large vehicles being stored on the land. A small section of the southwest corner of the parcel is encumbered by floodplain. The extension of William Anderson Drive will be required with the development of this property as required by the Unified Development Code (UDC).

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The applicant is seeking to develop the land as a single-family condominium community consisting of detached homes as well as townhome style homes. The applicant has requested to rezone the property from General Business 1 (GB1), General Business 2 (GB2), and Light Industrial (LI) to Single-Family Mixed-Use (SF-MU) for the purpose of developing a single-family community.

SURROUNDING ZONING AND LAND USE: The property is currently zoned General Business 1 (GB1), General Business 2 (GB2), and Light Industrial (LI). The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel. To the west, separating the subject parcel from the Spring Trails single family neighborhood is an estimated 130-foot-wide strip of land controlled by TxDOT.



Adjacent	Base Zoning District	Existing Land Use
North	Single-Family Suburban (SF-S)	Royal Pointe Subdivision
	General Business 1 (GB1)	Barn & Residential Dwelling
South	Agriculture/Development Reserve (A)	Single-Family
East	General Business 1 (GB1)	Cash Construction Company Inc
West	Single-Family Suburban (SF-S)	Spring Trails Subdivision

ZONING HISTORY: The City of Pflugerville annexed the property in 1999 as part of approximately 75 acres of land which included additional rights-of-way in an area located west of Wilke Lane, generally south of Meister Lane and northeast of the former North Travis County Municipal District No. 5 in Travis County Texas. The ordinance, Ordinance No. 548-99-06-08, extended the boundaries of the City of Pflugerville to the north, while zoning the land as Agriculture/Conservation (A) until it would be rezoned at a later date.

In 2005, City Council adopted Ordinance No. 578-00-02-22 which rezoned 19.63 acres known as Robinson-Kuempel Rezoning from Agriculture/Conservation (A) to General Business (GB) for approximately 10.29 acres

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and Light Industrial (LI) for approximately 9.34 acres. An administrative code update in 2007 divided General Business (GB) District into the General Business 1 (GB1) and General Business 2 (GB2) districts. All General Business (GB) property became General Business 1 (GB1) zoned property. The southern portion, roughly 7.31-acres, of the property was rezoned in 2017 to General Business 2 (GB2) and General Business 1 (GB1).

PROPOSED DISTRICT: The applicant has proposed to rezone the property from General Business 1 (GB1), General Business 2 (GB2), and Light Industrial (LI) to Single-Family Mixed-Use (SF-MU). The SF-MU zoning district is intended to address small lot, single family detached, and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed-use neighborhood and when the non-residential use is located per the conditions, including being located along a major thoroughfare.

The Single-Family Mixed-Use (SF-MU) District uses are provided below:

- **Permitted residential uses:** Condominium, Single Family Attached (3 or more units) Townhome
- **Permitted non-residential uses:** Government Facilities, Place of Worship, Public School, Park or Playground
- **Conditional uses:** Amenity Center (Private & Primary Use), Brewpub/Wine Bar, Day Care Facility, Minor Dry Cleaning, Farm, Ranch, Garden, Orchard, or Vineyard, Financial Institution, Health/Fitness Center, Licensed Massage Therapy, Museum/Art Gallery, Personal Services, Restaurant, Retail Sales and Services, Utilities
- **Specific Use Permit:** Golf Course and/or Country Club, School: Private or Parochial, Wireless Telecommunication Facilities (WTFs)

To develop a condominium project with single family detached and attached products, the SF-MU district requires a minimum rear setback of 20 feet with a 10-foot bufferyard. The maximum allowable building height is 35 feet for this district regardless of building type.

COMPREHENSIVE PLAN: The Land Use Vision Plan created in 2009, identifies the area for medium to high density residential.

The proposed rezoning aids in achieving Goal 1 of the Land Use and Development Character Goals of the Comprehensive Plan:

- The supply, location, and type of housing will be diverse in order to meet the projected needs of the Pflugerville community in 2030, create a balanced community, and ensure residents have housing options for all phases of their lives.

STAFF RECOMMENDATION: The property is generally southwest of the New Meister Lane and North Heatherwilde Boulevard intersection, south of SH45. The applicant met with Staff prior to applying for the rezoning and after discussing the intended use, the Single-Family Mixed-Use (SF-MU) zoning district was determined to be most appropriate for their intended development as well as the area. The proposed SF-MU district is compatible with the residential zoning in the immediate area and is anticipated to be more compatible than the current mix of commercial and industrial zoning.

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The comprehensive plan identifies the area for medium to high density residential development. The proposed rezoning is consistent with Goal 1 of the Land Use and Development Character Goals that identifies the supply, location, and type of housing will be diverse. The Single-Family Mixed-Use (SF-MU) zoning district allows for a variety of housing types and provides the opportunity for increased housing options in the area. The SF-MU zoning district will provide a transition from the commercial properties along North Heatherwilde Boulevard and the existing single-family subdivision to the north and west of the subject property.

To remain compatible with the adjacent zoning to the north and land use plan of the 2030 Comprehensive Plan, Staff recommends approving the proposed rezoning of the 16.759-acre tract of land, locally addressed 18516 N Heatherwilde Blvd, from General Business 1 (GB1), General Business 2 (GB2), and Light Industrial (LI) to Single-Family Mixed-Use (SF-MU).

NOTIFICATION:

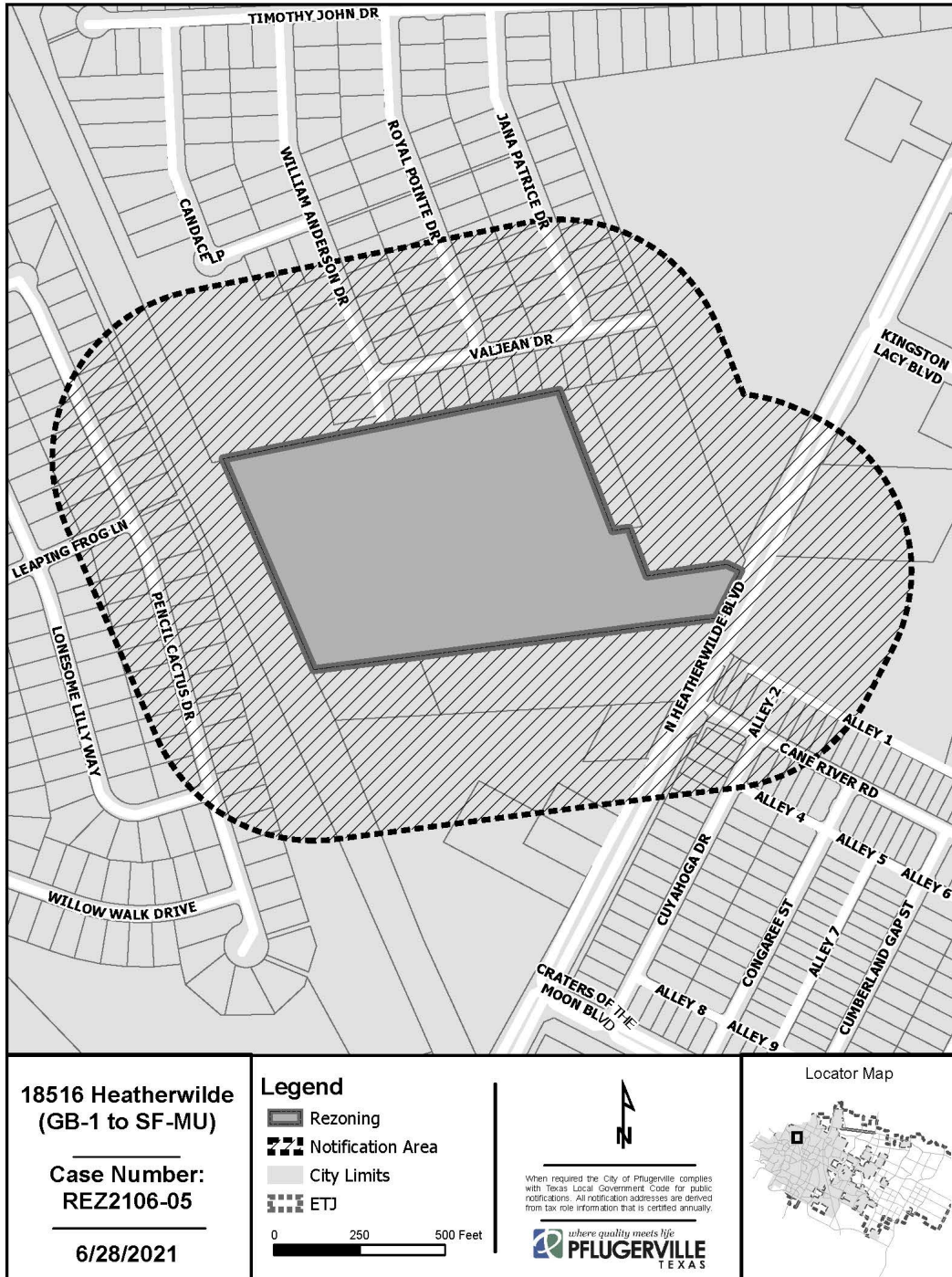
Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and two signs were posted on the property. At time of staff report, two inquiries. One inquiry has been received on behalf of the homeowners in Spring Trails, they were interested in learning more about the request. The second inquiry was from a resident of Royal Point, asking for details about height restrictions as well as road extensions.

ATTACHMENTS:

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

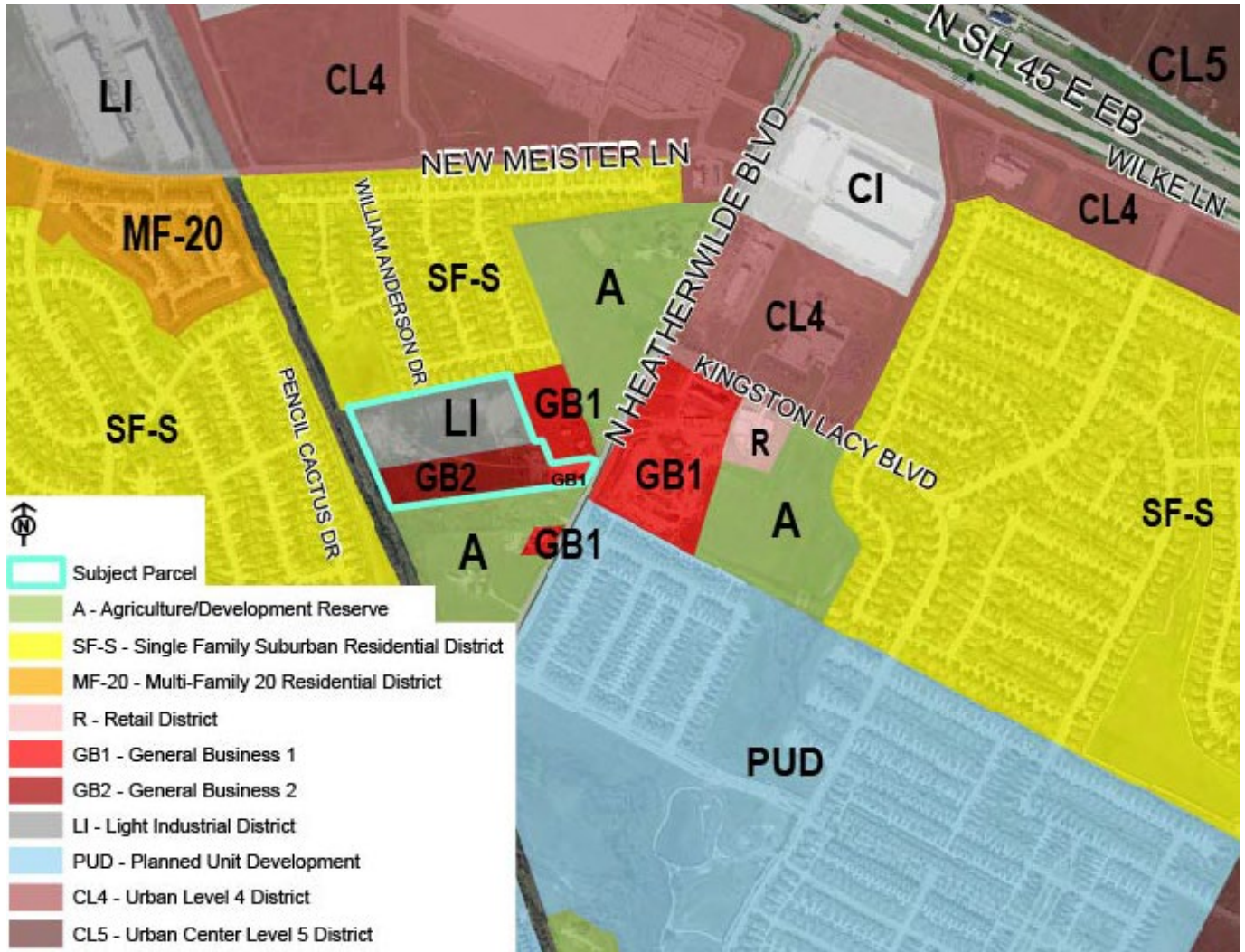
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NOTIFICATION MAP:



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ZONING MAP:



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SITE PHOTOS:

SUBJECT SITE:



Looking northeast



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Looking southeast



Looking east, across N Heathwerwilde Blvd



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APPLICANT REQUEST:



June 24, 2021

201 – B East Pecan St.
City of Pflugerville
Planning Department

To Whom It May Concern,

Our client is requesting to rezone addresses 18516 Heatherwilde, Pflugerville, Texas. This property is currently zoned as General Business 1 (GB1). We are respectfully requesting that this be changed to Single Family Mixed Use Residential (SF-MU). Land uses for properties in the surrounding area are similar in use with Single Family Suburban (SF-S) and all immediate areas are GB1. This property also has major connectivity to major city roads such as Heatherwilde, being a major road, has the ability to support the traffic and will allow for multiple points of access to this property. We are asking for Single Family Mixed Use because after connecting with them this is what was recommended.

With our zoning currently being GB1 and switching to SF-MU, the disturbance to the properties surrounding will be limited, if any. The property owner plans is to provide a mixture of single family detached and single family attached (min 3) townhome units.

Please contact Ricca Keepers with any questions you have at (512) 550-6508. Thank you for your time and help with this matter.

Thank you,

Ricca Keepers, MUP
Land Planner
Keepers Land Planning
(512) 520-5388