



DATE: January 25, 2013

TO: Planning and Zoning Commission

FROM: Jeremy Frazzell, Senior Planner

RE: Approving a request to reduce the 50-acre requirement for an Alternative Land Use Regulation (ALUR) for the proposed Pfairway Park ALUR.

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The proposed request is to consider a waiver to the minimum 50-acre requirement for an Alternative Land Use Regulation (ALUR) on the approximate 14.5 acre lot located in the northwest portion of the city, east of A.W. Grimes Blvd, north of Schultz Lane and west of the Pflugerville Heights residential subdivision.

The applicant originally requested a rezoning from the Agriculture/Conservation (A) to the Single Family Urban (SFU) zoning district for Lot 3, Block A Pfairway Office Park subdivision. In conjunction with the rezoning application, the applicant also proposed a text amendment to adjust design provisions within the SFU district to accommodate for the proposed residential development. Through review of the requests and discussion with the developer, it was identified that the most appropriate process for the development is through the ALUR process. The Unified Development Code requires a minimum 50-acre tract for an ALUR as a means to control the number of potential ALUR requests, however Subchapter 5 of the Unified Development Code also identifies a waiver to the minimum size requirement may be considered by the Planning and Zoning Commission.

Staff recommends approving the waiver request in order to consider the proposed residential development without amending the Single Family Urban (SFU) zoning district as previously requested.