

**Planning & Zoning:** 12/6/2010      **Staff Contact:** Jeremy Frazzell, Senior Planner  
**City Council:** 12/14/2010      **E-mail:** jeremyf@cityofpflugerville.com  
**Case No.:** REZ1011-01      **Phone:** 512-990-6300

**SUBJECT:** Hold a public hearing and consider an application by the City of Pflugerville to apply zoning to the Greenridge Subdivision associated with the 2010 3-year annexation plan as follows: the **Single-Family Suburban (SF-S)** zoning district is proposed for all lots within Greenridge Subdivision Phases 1-6, less and except that the **Agriculture/Conservation (A)** zoning district is proposed for drainage and water facility lots identified as: Lot 90 Block B, Phase 1; Lot 47 Block I, Phase 4; and Lots 27A and 27B Block L, Phase 6 Correction Plat; for a total of approximately 159 acres within Pflugerville, TX to be known as the 2010 Greenridge Annexation Zoning. The property is generally located along Cheyenne Valley Dr., between N. Heatherwilde Blvd., and Gattis School Rd. (REZ1011-01).

**BACKGROUND/DISCUSSION**

**LOCATION:**

The Greenridge Subdivision is located generally along Cheyenne Valley Dr., between N. Heatherwilde Blvd., and Gattis School Rd. The subdivision is currently within the ETJ and consists of 480 single family lots, 2 drainage lots, 2 water facility lots, and 4 lots used for a single private park owned and maintained by the homeowners association.

**ANALYSIS:**

The Greenridge Subdivision is scheduled for annexation at the end of the year. The subdivision is entirely platted but not entirely built out. Counties in Texas do not have land use authorities, and as a result the subdivision does not currently sustain a zoning classification. The proposed zoning is generally concurrent with the annexation, and is being pursued as stated in the Greenridge 2010 Annexation Service Plan. The City of Pflugerville is proactively zoning all lots within Greenridge Subdivision Phases 1-6 to the Single-Family Suburban (SF-S) zoning district except the drainage and utility properties which are proposed with the Agriculture/Conservation (A) zoning district. The proposed zoning will provide assurances that the existing single-family land use will continue and will enable any further development to abide by the districts' requirements.

According to the Zoning Code, the Single-Family Suburban (SF-S) district is intended to include land which is being used, or intended to be used, for single family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provide them with necessary facilities and services. The Agriculture/Conservation (A) zoning district is intended primarily to include land that is not subdivided or is relatively undeveloped.

**SURROUNDING ZONING AND LAND USE:**

Adjacent	Existing Zoning District(s)	Existing Use(s)
North	Hutto ETJ	Single-family residential and commercial
South	Urban Level 4 (CL4) and Urban Center Level 5 (CL5)	Unplatted, unimproved tracts
East	Single-Family Suburban (SF-S)	Unimproved, planned single-family residential
West	Round Rock ETJ	Single-family residential

**COMPREHENSIVE PLAN CONSIDERATIONS:**

The existing land uses are consistent with the future land use plan which identifies this area to have low to medium-density residential, which is also consistent with the proposed zoning requests.

**INFRASTRUCTURE IMPACTS:**

**Transportation:** The subdivision has primary access from Gattis School Road and N. Heatherwilde Blvd. The proposed zoning will not affect any access or the transportation network.

**Traffic Impact:** Applying compatible zoning with the existing land uses will not have negative impact to the existing traffic conditions. Both Gattis School Road and Heatherwilde are arterial roads as depicted on locally adopted and regionally (CAMPO) adopted transportation plans. In Pflugerville, Heatherwilde is a 4-lane divided road, and Gattis School Road was recently widened to a 4-lane undivided section by Travis and Williamson counties. Gattis School Road right-of-way is not in the City Limits of Pflugerville.

**Water and Sewer:** The proposed zoning will not impact utilities. Water is provided by the Manville Water Supply Corporation and wastewater is provided by Windermere Utilities.

**NOTIFICATION:**

Newspaper Notification Published on November 18, 2010.

Staff mailed 413 notifications to property owners in the Pflugerville City Limits on November 19, 2010.

Staff received a few inquiries with most in general support of the request.

Letters of Support – 0

Letters of Opposition - 0

**STAFF RECOMMENDATION:**

Staff recommends zoning the Greenridge Subdivision to the Single-Family Suburban (SF-S) and Agriculture/Conservation (A) zoning districts.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On December 6, 2010, the Planning and Zoning Commission conducted a public hearing. A representative from the Greenridge homeowner's association spoke and requested the private park to be zoned to the Agriculture/Conservation district in lieu of the Single-Family Suburban district. The Commission unanimously recommended approval of the zoning request with an amendment to rezone the private park to the Agriculture/Conservation (A) district.

**ATTACHMENTS:**

- Subject Site Photos
- Notification Map

**PHOTOS: GREENRIDGE SUBDIVISION**



North of subdivision:

Single-family in Hutto ETJ



North of subdivision:

Commercial, single and two-family in Hutto ETJ



West of subdivision:

Westchester Woods apartment complex and commercial lot in Pflugerville



West of subdivision:

Single-family in Round Rock ETJ



East of subdivision:

Future single-family in Pflugerville



South of subdivision:

Unplatted, unimproved tracts zoned CL4  
and CL5 in Pflugerville

**NOTIFICATION MAP:**

