

August 29, 2017

City of Pflugerville, City Council
c/o Ms. Abbey Rose
201-B East Pecan St.
Pflugerville, Texas 78691

Ref: 18516 Heatherwilde Blvd, Pflugerville, Texas 78660
Re-Zoning Request

Dear Council Members,

We are requesting a re-zoning for a portion of Hal Kuempel's property at 18516 Heatherwilde Blvd. The subject property consists of three tracts totaling 7.31 acres. The main parcel is 5.86 acres and is currently zoned "GB-1" (General Business). There is a small parcel in the northwest corner that is 1.00 acre and it is zoned "A" Agricultural Reserve. There is another small tract adjacent to Heatherwilde Boulevard at the southeast corner of Hal's property that is 0.45 acres, and it is zoned "A" Agricultural Reserve.

This zoning request is for 6.91 acres of the afore mentioned 7.31 acres.

Parcel 1 is to be rezoned from GB-1 to GB-2 and includes 5.46 acres of land. The remaining 0.40 acres of land, mentioned above as part of the "main parcel (5.86 acres)" is currently zoned GB-1 and will remain the same, since it is adjacent to Heatherwilde Boulevard.

The 1.00 acre parcel at the northwest corner that is currently zoned "A" is proposed to be rezoned to "GB-2" and is identified as Parcel 2.

The 0.45 acre parcel at the southeast corner that is currently zoned "A" is proposed to be rezoned to "GB-1" and is identified as Parcel 3.

As a result of this rezoning request, this means that there will be 0.85 acres of GB-1 zoned property at the front of the property all facing Heatherwilde Boulevard frontage. The remaining property behind this front area, 6.46 acres, will then be zoned GB-2.

Mr. Kuempel has assembled numerous tracts of land in this area, previously under different ownerships, and would like to prepare these properties for development. The overall property owned by Mr. Kuempel and the Robinson's, as previously assembled, contained 19.63 acres and was rezoned in 2005. This property was zoned Agricultural/Conservation (A) to General Business (GB) for approximately 10.19 acres, and Light Industrial (LI) for approximately 9.44 acres.

Of the afore-mentioned 10.19 acres, 5.86 acres of the property exclusively belongs to Hal Kuempel. Since the time of this zoning approval, when the zoning code allowed for a zoning district defined as General Business (GB), the zoning code has been revised and there is now (GB-1) and (GB-2). This property was placed in the GB-1 zoning classification by the city, when the new zoning maps were established, even though the property is directly beside property zoned Light Industrial (LI).

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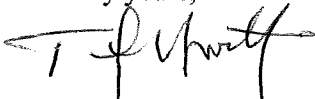
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In order to provide a more harmonious development within the property owned by Mr. Kuempel, we request that most of the property that was appropriately zoned GB (Ord. #795-05-09-13) in the past, be rezoned to GB-2 that would be more compatible in this development, when connected to property that is zoned LI. There are uses included within GB-2 that are not allowed within GB-1, that would be compatible to the development of the adjacent property zoned LI.

Uses such as a contractors shop, machine shop, mini-warehouse, office/showroom and a small engine repair shop, are uses allowed within both the LI and GB-2 districts, but are not allowed within the GB-1 District. These uses are the kind of business that Mr. Kuempel had and still has intentions of developing on this property, and the pro-active identification of the property from GB to GB-1 will not allow him to proceed with his development intent for this property.

We respectfully request the rezoning of the 6.46 acres to General Business (GB-2), 0.45 acres to General Business (GB-1) and ask for your support in this endeavor. Please call me at 512-944-6077, if you have any questions.

Sincerely yours,



Timothy J. Moltz P.E.
Catalyst Engineering Group
TBPE Firm # F-13275

