

<b>Planning &amp; Zoning:</b>	8/1/2016	<b>Staff Contact:</b>	Charles E. Foster Jr, Planner I
<b>City Council:</b>	8/9/2016	<b>E-mail:</b>	chuckf@pflugervilletx.gov
<b>Case No.:</b>	REZ1606-02	<b>Phone:</b>	512-990-6303

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**SUBJECT:** To receive public comment and consider an application to rezone approximately 8.62 acres of land out of the J.C. Cunningham Survey, Abstract No. 163 from Agriculture/Conservation (A) to General Business 1 (GB1) district; to be known as the Ballantyne Retail Rezoning. (REZ1606-02)

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**LOCATION:**

The property is generally located northwest of the Heatherwilde Blvd and Wells Branch Pkwy intersection. The proposed site is a part of a larger parent tract located within the City of Austin full purpose jurisdiction.

**PROPOSED:**

The proposed request is to rezone the subject property from Agriculture/Conservation (A) to General Business 1 (GB1) in order to establish future commercial land uses.

**SITE ANALYSIS:**

The proposed site is located at the southern Pflugerville city limit line and consists of an 8.62-acre tract of unimproved land. Existing minor improvements consist of three concrete driveway aprons with access to Heatherwilde Blvd, perimeter fencing, and internal gravel drives. Overhead utility lines and a row of trees cross the western extent of the property in a general north to south direction and provide a visual indication to the western property boundary. Land to the north is unimproved and under separate ownership.

**ZONING and LAND USE:**

The property was annexed into the City of Pflugerville in 2007 (ORD No. 879-07-04-24) and subsequently zoned to the current Agriculture/Conservation (A) zoning district.

Property to the north is zoned Wells Point Planned Unit Development, which allows for a variety of land uses including an opportunity to provide residential uses adjacent to the subject tract. The property is currently owned by Concordia, with a future Private high school planned. Currently there are development plans of single and multi-family housing for the tract located to the west of the subject property.

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**STAFF REPORT**

Adjacent	Base Zoning District	Existing Land Use
North	Wells Point PUD	Agricultural/unimproved, planned for a private high school
South	City of Austin full purpose jurisdiction.	Agricultural
East	Wells Point PUD	Multi Family
West	City of Austin full purpose jurisdiction.	Zoned SF-4A,GR, and MF-4, Planned for a mix of residential and commercial

**TRAFFIC IMPACT:**

Heatherwilde Blvd, and Wells Branch Pkwy, are both improved, four lane, divided arterial roadways. A median break and three existing driveway aprons were constructed when Heatherwilde Blvd, was improved. Any project generating greater than 2,000 vehicle per day will be required to submit a traffic impact analysis.

**DRAINAGE:**

Drainage will be analyzed as development is proposed. No portions of the subject property are within a Special Flood Hazard Area.

**COMPREHENSIVE PLAN:**

The Preferred Land Use Vision Plan identifies the area as Low to Medium density residential with a neighborhood center near the intersection of the two arterials. The proposed request is generally consistent with the Preferred Land Use Vision Plan.

**STAFF RECOMMENDATION:**

The property is located at the intersection of two arterial roadways where commercial development can be generally expected, and is compatible with the surrounding properties. The proposed request is generally in conformance with the Preferred Land Use Vision Plan and Staff recommends approval.

**NOTIFICATION:**

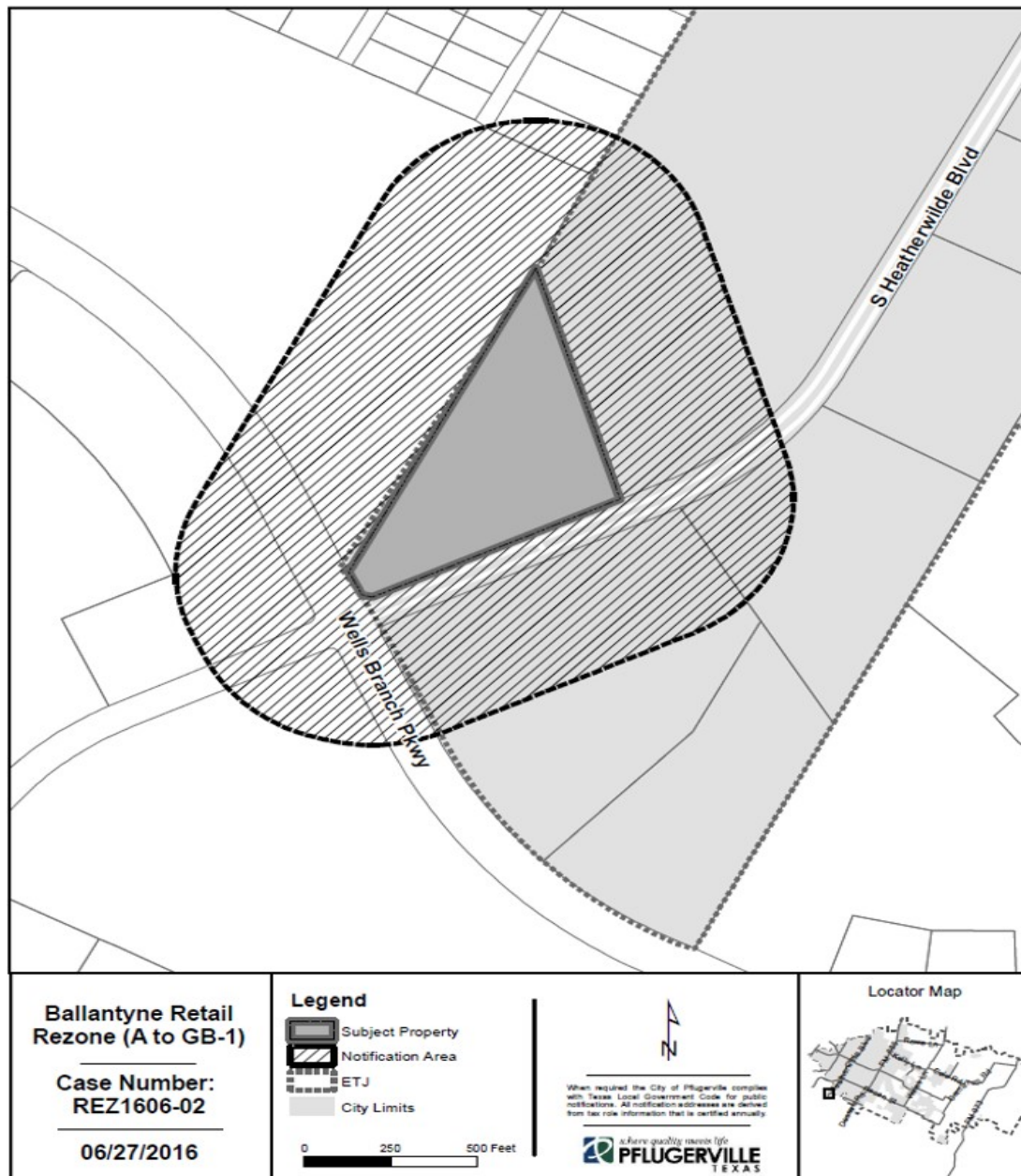
Newspaper Notification was published on July 13, 2016 and notification letters were mailed to property owners within the city limits, within 500 feet of the property. Signs were posted on the property and no inquiries were received regarding the proposed request at the time of this report.

**ATTACHMENTS:**

- Notification Map
- Subject Site Photos
- Applicant Request

**STAFF REPORT**

**NOTIFICATION MAP**



**STAFF REPORT**

**SITE PHOTOS:**





**APPLICANT REQUEST:**

**Blackburn Communities, LLC  
2088 Old Taylor Rd.  
Oxford, MS 38655**

June 15, 2016

**Planning and Zoning Commission  
City Council**  
City of Pflugerville  
201-B East Pecan Street  
Pflugerville, TX 78691

**RE:** Zoning Application for Ballantyne Subdivision, 8.7145 acres at Wells Branch Parkway and Heatherwilde Boulevard (property ID #362919)

Commission & Council Members –

Blackburn Communities is submitting a request to change the zoning for the above-referenced parcel of land in the Ballantyne Subdivision from the current zoning designation of "A" (Agricultural/Conservation) to "GB1" (General Business 1).

The property is located at the hard corner of Heatherwilde Boulevard (four-lane divided arterial) and Wells Branch Parkway (four-lane divided arterial) and is a highly visible and increasingly busy intersection. The parcel is poised for development.

GB1 District designation is "designed to accommodate a full range of retail and office uses with a city-wide and even regional trade area (City of Pflugerville Unified Development Code 4.3)". GB1 zoning will provide the most flexibility of appropriate use for the project and will allow the property to provide services to the surrounding residential developments.

Thank you for the consideration,



David Blackburn  
Manager, Blackburn Communities, LLC