



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0320    **Version:** 3    **Name:** The Commons at Heatherwilde and Pecan Planned Unit Development Amendment  
**Type:** Ordinance    **Status:** Approved  
**File created:** 7/11/2016    **In control:** Planning and Zoning Commission  
**On agenda:** 8/23/2016    **Final action:**

**Title:** Approving an ordinance on second reading with the caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF TWO SEPARATE TRACTS CONSISTING OF APPROXIMATELY 38.465 ACRES OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 14, AND APPROXIMATELY 7.279 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT 791, FROM GENERAL BUSINESS 1 (GB1) AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); TO CONTINUE TO BE KNOWN AS THE COMMONS AT HEATHERWILDE AND PECAN PLANNED UNIT DEVELOPMENT (PUD) (REZ1606-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. General Location Map, 2. Staff report, 3. Land Use Plan Comparison Exhibit, 4. The Commons at Heatherwilde & Pecan Development Standards, 5. Commons at Heatherwilde PUD Ordinance

Date	Ver.	Action By	Action	Result
8/23/2016	3	City Council	Approved on Second Reading	Pass
8/9/2016	2	City Council	Action taken to close the Public Hearing	Pass
8/9/2016	2	City Council	Approved on First Reading	Pass
8/1/2016	1	Planning and Zoning Commission	Recommended for Adoption	

Approving an ordinance on second reading with the caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF TWO SEPARATE TRACTS CONSISTING OF APPROXIMATELY 38.465 ACRES OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 14, AND APPROXIMATELY 7.279 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT 791, FROM GENERAL BUSINESS 1 (GB1) AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); TO CONTINUE TO BE KNOWN AS THE COMMONS AT HEATHERWILDE AND PECAN PLANNED UNIT DEVELOPMENT (PUD) (REZ1606-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The subject property is approximately 45.744 acres and consists of two tracts of land located generally along the south side of W. Pecan Street, west of Heatherwilde Blvd., north of Old Austin Pflugerville Road, and east of Windermere Dr. In 2015, the majority of the property was rezoned to Planned Unit Development (PUD) in order to create the current Commons at Heatherwilde and Pecan Planned Unit Development (PUD) district. At that time two smaller tracts of land totaling 1.0574 acres were left out of the PUD rezoning. The applicant recently acquired the one acre parcel that was left out of the previous rezoning, zoned General Business 1 (GB1), and has proposed to

acquire the 0.0574 acre parcel from the city. The proposed request is to include the one acre GB1 tract into the proposed rezoning to Planned Unit Development (PUD), which will also amend the current Commons at Heatherwilde and Pecan PUD Development, and apply the standards to the entire 45.744 acres.

As currently approved, The Commons at Heatherwilde and Pecan Planned Unit Development will establish a mix of residential and limited commercial uses in a compact, walkable environment, with civic spaces provided throughout the development. The proposed development standard amendments retain the vision, but help facilitate a blend of suburban and urban design by maintaining the urban form of building facades oriented toward the streets to encourage a pedestrian friendly streetscape environment while still offering opportunities for surface parking. Amendments include a revised layout of the development to reduce the number of public streets, alternatively establishing private streets that will be maintained by a common property owners association. With the additional one acre included in the development, the number of total residential units is proposed to increase from 1,250 to 1,280, which includes an increase in maximum multi-family units from 1,000 to 1,200. With the changes to the layout and unit count, the parkland, called civic space, was reconfigured and reconsidered by the Parks and Recreation Commission. A total of 10.77 acres of land will be dedicated and a proposed development fee of \$937,148 will be allocated through improvements to the civic space.

The minimum amount of retail required within the development has also increased from 5% to 8%. In order to ensure the commercial uses are provided proportionally with the residential development, amendments were included to establish a ratio of 3 residential units to 1,000 square feet of commercial space to be constructed, after the first 500 residential unit and 50,000 sq. ft. commercial requirement currently in effect. If the maximum number of residential units (1280) are constructed, the minimum 8% retail and 10% office space will be equivalent to 358,670 square feet of useable commercial space as defined in the PUD. The useable commercial space established by the ratio will be constructed into the development concurrently with each site plan proposed for residential, and integrated to establish vertical mixed use structures. Additional minor amendments were made to the development code in order to provide clarification for how the development will be implemented.

### **Staff Recommendation**

The rezoning and inclusion of the 1.0 acres into the "The Commons at Heatherwilde and Pecan Planned Unit Development", as well as the proposed amendments to the development standards will retain the original intent to provide a development that can become a unique destination at one of the major entrances into the community. The proposed development standard will help facilitate a blend of suburban and urban design by orienting building facades to the streets to encourage a pedestrian friendly streetscape environment, while still offering opportunities for surface parking. The mix of residential, office, retail, and civic spaces maintain the mixed use component of the development, and will provide additional services to this area of the city. The retention of multiple housing structure types will provide flexibility as the development responds to the market, and offers an opportunity for a variety of living opportunities within an infill area. The Parks and Recreation Commission unanimously recommended approval of the amendments to the Civic Space Plan and improvement budget. The rezoning and development standards are consistent with the Comprehensive Plan for a high-density, mixed use development in this location of the community, and staff recommends approval.

### **Planning and Zoning Commission Action**

On August 1, 2016 the Planning and Zoning Commission conducted a public hearing and

recommended approval of the proposed ordinance with a vote of 7-0.

**Prior City Council Action**

The City Council held a public hearing and approved the ordinance on first reading on August 9, 2016.

**Drafter**

Emily Barron, AICP  
Planning Director