



City of Pflugerville

Legislation Text

File #: 2020-8681, **Version:** 3

Statutorily denying a Preliminary Plan for The Commons at Heatherwilde, consisting of approximately 45.76-acres of land out of the John Van Winkle Stuart Survey, Abstract No. 786 and the Alexander Walters Survey No. 67, Abstract 791 in Travis County, Pflugerville, Texas. (PP2008-03)

The proposed subdivision is located generally southwest of the S. Heatherwilde Blvd and W. Pecan Street (FM 1825) intersection. The property includes a 7.279-acre tract of land located along the west side of Heatherwilde Blvd, generally between Old Austin Pflugerville Road and Heatherwilde Blvd, and a 38.465-acre tract of land located generally north and west of Old Austin Pflugerville Road, south of Pecan Street (FM 1825). The property is zoned as Planned Unit Development (PUD) district and known as The Commons at Heatherwilde and Pecan Planned Unit Development (PUD), approved in Ordinance No. 1280-16-08-23. The PUD allows for a mixture of commercial and residential land uses in a dense, vertical mixed-use type environment. A recent PUD amendment was approved administratively to allow for adjustments to the layout and confirmation on the proposed land uses per the original allowances. The proposed preliminary plan will modify the public road alignment and lot configurations and otherwise reinstate the preliminary plan that was approved in 2017.

The proposed subdivision requires adjustment and therefore staff recommends statutorily denying The Commons at Heatherwilde Preliminary Plan.

Jeremy Frazzell, Asst. Planning Director