



# City of Pflugerville

## Legislation Text

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**File #:** 2017-6277, **Version:** 2

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Approving a Preliminary Plan for The Pecan District, 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 preliminary includes two overall separate tracts of land. The first is an approximate 7-acre tract located between Heatherwilde Blvd and Old Austin Pflugerville Rd. That tract has been previously included in a subdivision plat and is described as Lot 5, Block A of the Wells Point Commercial subdivision. The second overall tract is a triangular shaped property consisting of approximately 38 acres between Old Austin Pflugerville Rd and Pecan Street (FM 1825), and includes the north/south extent of Old Austin Pflugerville Rd.

The PUD established a conceptual layout which identified the overall configuration of the property into small blocks established through a network of both private and public streets. The proposed preliminary plan retains the vision established in the PUD by establishing 5 overall lots generally separated through an east/west public street. A total of 6 phases are proposed.

The proposed subdivision meets the minimum requirements and staff recommends approving the Pecan District Preliminary Plan.

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Asst. Planning Director