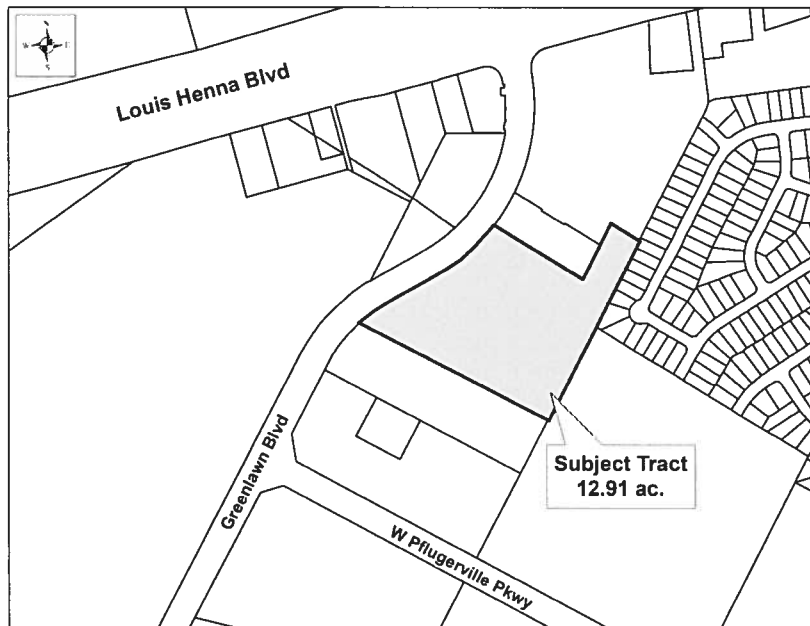


**Greenlawn PUD 107 - Rezoning from PUD to PF-2
ZONING ZON1811-007**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from PUD No. 107 to PF-2 (Public Facilities - medium intensity)

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 107 - low density multifamily

DESCRIPTION: 12.91 acres out of the Memucan Hunt Survey, Abstract No. 314 and the Socrates Darling Survey, Abstract No. 232

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: Dell/La Frontera Mixed Use

ADJACENT LAND USE:

North: bank (C-1, General Commercial)

South: large lot residential (PUD No. 107 - low density multifamily)

East: vacant (City of Pflugerville)

West: (across Greenlawn Blvd.) retail center and vacant (C-1a, General Commercial - limited and C-1, General Commercial)

PROPOSED LAND USE: charter school

TOTAL ACREAGE: 12.91

Owner:
David W. Leppin
508 E. Main St.
Round Rock, TX 78664

Agent:
HKS Architects
Brian Nelson
350 N. St. Paul St., Ste. 100
Dallas, TX 75201

**Greenlawn PUD 107 – Rezoning from PUD to PF-2
ZONING ZON 1811-007**

HISTORY: The property was zoned as PUD (Planned Unit Development) No. 107 in 2016. The PUD provides for low density multi-family development. The property has remained undeveloped.

DATE OF REVIEW: November 20, 2017

LOCATION: Southeast of Louis Henna Blvd. and east of Greenlawn Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for Dell/La Frontera mixed use in the General Plan. It is currently zoned for low density multi-family.

Traffic, Access and Roads: The tract being rezoned has access to Greenlawn Blvd. There is an existing median break which can be utilized.

Additional Considerations: The proposal is to rezone 12.91 acres consisting of the northern portion of the property currently zoned as PUD No. 107. The property would be used for a charter school providing for grades K-12. The first phase being planned will serve grades K-8 and the second phase will serve grades 9-12. The PF-2 (Public Facilities – medium intensity) zoning district is designed for educational facilities of this size and type.

PF-2 zoning district standards: The exterior wall finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU) with an ashlar pattern. Stucco, architecturally finished steel or metal, or architectural CMU shall not comprise more than 50 percent of the total exterior wall finish and fiber cement siding shall not comprise more than 25% of the total exterior wall finish. There are also building orientation and articulation standards.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from PUD No. 107 to PF-2 (Public Facilities – medium intensity).



Louis Henna Blvd

Greenlawn Blvd

W Pflugerville Pkwy

Subject Tract
12.91 ac.

