



Legislation Text

File #: 2016-3338, **Version:** 1

Consider public testimony regarding, and an ordinance approving PUD (Planned Unit Development) No. 105 zoning district, providing for single family, light industrial and commercial development on 102.13 acres located southeast of the intersection of Louis Henna Blvd. and A.W. Grimes Blvd. (First Reading)*

The property is located in the City's ETJ (extraterritorial jurisdiction) and is contiguous to the City limits on its entire northern boundary. The City's General Plan indicates that it is most appropriate for industrial use, however, the adjacent area within the City contains both light industrial and residential uses. The PUD proposes that approximately half of the property be developed as single family residential and the remaining half be developed primarily as light industrial. The single family section will be accessed via Schultz Lane, located on the eastern boundary of the property. The light industrial section will be accessed via A.W. Grimes Boulevard to the west and Louis Henna Boulevard (SH 45) to the north. The City has acquired the 50-foot wide roadway known as Roundville Lane, which connects A.W. Grimes Boulevard to the property.

The single family development standards will be very similar those of the SF-2 (Single Family - standard lot) zoning district, with minimum lots of 6,500 square feet. All homes must have masonry on a minimum of 75% of the exterior finish, defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco. The front and sides must be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco. Horizontally installed cement based siding may be used on rear elevations, except on homes that back up to collector or primary level streets. These homes shall be 100% masonry on all sides, with no more than 75% consisting of a minimum of 2-step hard coat stucco. Garage doors must be set back a minimum of two feet behind the front of the facade of the home and are required to have decorative hardware. In addition, two (2) three-inch (3") caliper large species trees are required on each lot.

The light industrial section will allow for any uses in the LI (Light Industrial) zoning district, in addition to three specific commercial uses: eating establishments, medical office and retail sales and service. The commercial uses are limited to a total of 10% of the total acreage contained in the section.

A compatibility buffer will be required between the light industrial section and the single family section, as well as between the light industrial section and the single family development to the south, within the City of Pflugerville. A 100-foot building setback from the boundary with the single family section will be required, in addition to a masonry wall (including concrete panel) and a 25-foot landscaped area. On the shorter boundary to the south, a masonry wall (including concrete panel) and a 20-foot landscaped area will be required.

The Planning and Zoning Commission voted 7-0 to recommend approval of the zoning at their March 2, 2016 meeting.

Staff recommends approval.

