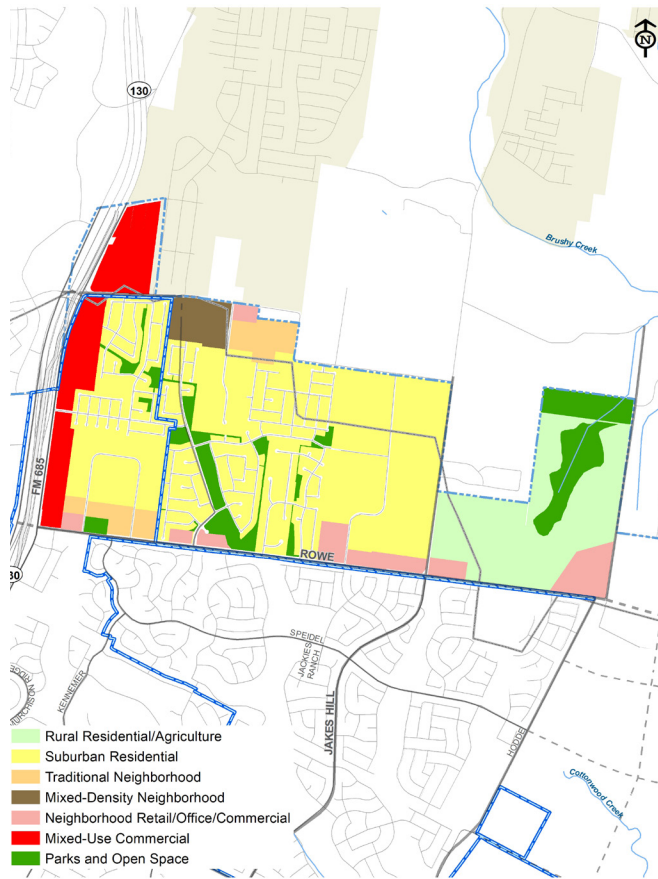


THE COMMONS DISTRICT

Map 8.12. The Commons District



ASPIRATIONAL ACTIONS

- Develop an effective trails system that connects to The Villages District, allowing improved access to schools and other parks and open space. Include safety enhancements such as lighting along trails and streets feeding into the trail system.
- Enhance Weiss/Hodde, Rowe Lane and Jakes Hill Road with improvements to support comfort for people using bikes or walking. These should incorporate context sensitivity that recognizes the different character of this more rural area.
- Work with TXDOT to establish a grade-separated crossing at SH 130 to ensure the continuation of Rowe Lane westward to Heatherwilde.
- Invest in infrastructure as well as strategic deployment of incentives to support development along SH 130 as a commercial mixed-use area, albeit less intense than other areas due to limited site depth and proximity to low-density residential uses. Deploy use transitions for compatibility.
- Promote this district as a target area for potential local business startup opportunities given some of the older commercial and industrial spaces available, presumably with lower cost-of-entry.
- With some lengthy distances to public park facilities, consider opportunities to work with private property owners to integrate welcoming public spaces into development project design. With limited obvious natural corridors, thoughtful planning and coordination across properties will be critical.

This district sits along a ridge between the Wilbarger and Brushy Creeks watersheds, with Hutto located immediately to the north. It presents a unique mixture of residential uses that show how the market has begun to change with Pflugerville's growth. Multiple older neighborhoods with large estate/rural lots are scattered through the district, with newer suburban residential neighborhoods emerging in between. Some of the older areas are beginning to transition, redeveloping as commercial or more intense residential uses. Public open spaces are somewhat limited, as is connectivity within the district and to adjacent areas of Pflugerville. SH130 presents opportunities to leverage its frontage for retail and commercial development, while Rowe Lane is likely to emerge as a key east-west corridor in the future that can be used to better define the character.