
STAFF REPORT

Planning & Zoning:	6/1/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	6/9/2015	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1503-03	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone two separate tracts consisting of approximately 38.465 acres out of the John Van Winkle Survey No. 14, and approximately 6.279 acres out of the Alexander Walters Survey No. 67, Abstract 791, from General Business 1 (GB1) and Agriculture/Conservation (A) Districts to Planned Unit Development (PUD); to be known as The Commons at Heatherwilde and Pecan Planned Unit Development. (REZ1503-03)

LOCATION:

The property consists of two tracts of land located generally along the south side of W. Pecan Street, west of Heatherwilde Blvd., north of Old Austin Pflugerville Road, and east of Windermere Dr. A north/south segment of Old Austin Pflugerville Road provides a separation between the two properties. The total acreage for the proposed rezoning is 44.744 acres.

The larger tract is generally west of Old Austin Pflugerville Road and consists of four parcels acquired in 2005 and 2008, totaling approximately 38.465 acres. A 0.0574-acre piece of land located along Old Austin Pflugerville Road is owned by the City of Pflugerville and is not included in the rezoning.

The smaller tract is generally east of Old Austin Pflugerville Road, platted as Lot 5, Block A of the Wells Point Commercial Filing 1 final plat. An approximate one acre parcel of the lot is excluded from the proposed rezoning, resulting in approximately 6.279 acres included in the smaller tract.

Adjacent	Base Zoning District	Existing Land Use
North	GB1 and A	Retail, Restaurants, Heavy Equipment Rental, Gun Range, Church
South	GI, SF-S, and Austin ETJ	Industrial EVS Metals, Spring Hill Elementary School, Single Family
East	GB1	Restaurants, Church, Assisted Living, USPS
West	A	Retail

REQUEST:

The proposed request is to rezone the two tracts described above from the General Business 1 (GB1) and Agriculture/Conservation (A) Districts to Planned Unit Development (PUD) district. Until August 2014, the 38.47-acre tract was zoned as the Pacana Alternative Land Use Regulation (ALUR). A reversion clause contained within that ALUR identified if a preliminary plan was not approved within five years, the zoning of the property would revert back to the preceding zoning districts. The

proposed request is a modification from the original Pacana ALUR, but maintains a creative development that will offer a variety in a development pattern not currently provided in the city.

The proposed PUD is intended to establish an opportunity for a mix of residential and limited commercial uses in a compact, walkable environment. While vertical mixed use is not specifically required, the proposed regulations will allow for the urban design. Exhibit "E" (portion provided below) identifies the Land Use Plan for the development including the conceptual layout of the blocks and varying building heights, which range from one to seven stories tall. As depicted, the perimeter of the development along W. Pecan Street will have a minimum of 3 stories, a minimum of 2 stories along Heatherwilde Blvd., and a minimum of 1 and 2 stories along the east/west extent of Old Austin Pflugerville Road. Building height will be measured per the Unified Development Code (UDC), but each story will have a minimum height of 10 feet. Structured parking or ground floor tuck-in parking shall be permitted on the ground level provided the entire length of the structure fronting public streets and civic spaces consists of ground floor residential or commercial uses, with exception of an access entrance.



The proposed PUD utilizes the Corridor Urban Center Level 5 (CL5) district as the base zoning district, unless otherwise modified or referenced, to establish the desired form and permitted land uses. Each component of the proposed PUD Development Standards will be discussed below.

Residential Component:

A total of 1,250 residential units are proposed within the overall development. Proposed residential structure types consist of single-family detached units, duplex units, single family attached (3 or more units), live/work units, and apartment units (for sale and/or lease). The detached and attached structure types are not currently permitted in the CL5 district and were included into the PUD to offer additional housing options.

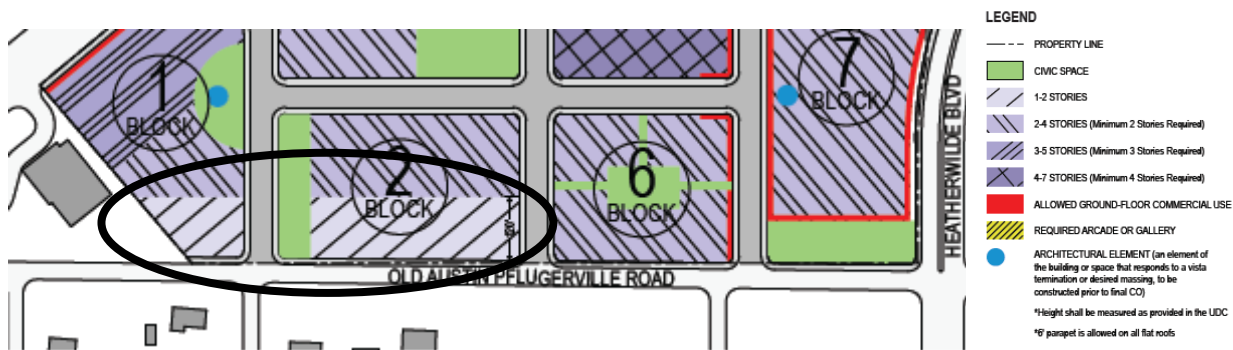
As depicted in Exhibits “D” and “E” of the proposed Development Standards, the target units is proposed on a per block basis and based on buildable acreage (highlighted in table below from Exhibit “D”). The least amount of density is proposed at 25 units/buildable acre, along the south side of the 38.4 acre tract (Blocks 1 and 2), near Old Austin Pflugerville Road. The greatest amount of density is proposed within the central portion of the development, within Blocks 5, 8, and 11, and proposes a density of 75, 70, and 60 units/buildable acre, respectively. No more than 500 residential units of any type shall be built until at least 50,000 square feet of commercial space is built (commercial space associated with live/work units does not count toward this calculation).

CIVIC SPACE & IMPROVEMENTS BUDGET								
BLOCK	CIVIC SPACE	BUILDABLE AREA	TARGET UNITS/ BUILDABLE ACRE	TARGET RESIDENTIAL	SIDEWALK	INTENDED CIVIC SPACE IMPROVEMENTS		MINIMUM IMPROVEMENTS BUDGET
(Acre)	(Acre)	(Acre)		(Units)	(Acre)			
BLOCK 01	3.24	0.35	2.89	25.0	72	0.31	Public Art, Landscape, Hardscape, Irrigation, Trail Amenities	\$50,000
BLOCK 02	2.69	0.37	2.32	25.0	58	0.39	Dog Park, Landscape, Hardscape, Irrigation, Trail Amenities	\$10,000
BLOCK 03	4.50	1.16	3.34	35.0	117	0.49	Playground, Landscape, Hardscape, Irrigation, Trail Amenities	\$115,000
BLOCK 04	3.26	0.09	3.17	45.0	143	0.46	Landscape, Hardscape, Irrigation, Trail Amenities	\$20,000
BLOCK 05	3.36	0.47	2.89	75.0	217	0.45	Play Fountain, Landscape, Hardscape, Irrigation, Trail Amenities	\$250,000
BLOCK 06	2.16	0.35	1.81	35.0	63	0.34	Garden, Orchard, Landscape, Hardscape, Irrigation, Trail Amenities	\$10,000
BLOCK 07	4.32	0.57	3.75	35.0	131	0.52	Exercise Station, Landscape, Hardscape, Irrigation, Public Art, Trail Amenities	\$20,000
BLOCK 08	1.88	0.24	1.64	70.0	115	0.34	Landscape, Hardscape, Irrigation, Trail Amenities	\$60,000
BLOCK 09	4.58	1.67	2.91	40.0	116	0.64	Water Feature, Amphitheater, Landscape, Hardscape, Irrigation, Trail Amenities	\$350,000
BLOCK 10	4.14	0.67	3.47	45.3	157	0.52	Landscape, Hardscape, Irrigation, Trail Amenities	\$10,000
BLOCK 11	1.14	0.14	1.00	60.0	60	0.23	Landscape, Hardscape, Irrigation, Trail Amenities	\$5,000
TOTAL	35.26	6.08	29.19	42.8	1,250	4.69		\$900,000

All residential structures will be allowed to have building setbacks between 0 and 15 feet from the property line provided the required Sight Triangle is maintained. Where a two car garage is provided per unit, the garage may abut the adjacent entry drive. All residential structures will be required to comply with the applicable development type design standards provided in the Unified Development Code (UDC). Further information pertaining to each residential development type is provided below:

Single family detached and duplex units:

The PUD Development Standards allows for a maximum of 12 units per single family detached or duplex units within the overall development, and only when adjacent to Old Austin Pflugerville Road. This provision is intended to offer variety to the project, while being sensitive to the neighborhood located south of Old Austin Pflugerville Road, within the Austin ETJ. Anticipated location for these units is within the 1-2 story portions of Blocks 1 and 2 as depicted below.



Single family detached units will comply with the general regulations for detached units under the Single Family – Mixed Use (SF-MU) district in the UDC, including the minimum lot size of 40'x120', with a minimum lot area of 5,000 square feet. Single family detached units shall comply with the residential design standards for Single Family Detached structures within the corridor zoning district in the UDC.

Duplex/Two-Family unit lot size has been reduced from 70'x125' to 60'x120', with a minimum lot area of 7,200 square feet vs. 9,000 square feet, in order to establish a more compact development pattern and to maintain the same lot depth as the single family detached units. The minimum dwelling unit will remain at 1,200 square feet and the units shall comply with the residential design standards for Duplex/Two-Family structures within the corridor zoning district in the UDC.

Single Family Attached (3 or more units) units:

A maximum of 100 single family attached townhome units are proposed within the development. The structures will comply with the general regulations for attached units under the Single Family – Mixed Use (SF-MU) district in the UDC, including the minimum lot size of 25'x100', with a minimum lot area of 2,500 square feet. Single family attached units shall comply with the residential design standards for Single Family Attached (3 or more) Townhome and Condominium in the UDC.

Multi-Family units:

Apartment style (internal single-story) units for sale or rent are permitted by right, up to a maximum of 1,000 units. Multi-family units shall be in accordance with the requirements of the CL5 zoning district, with the provision that apartment style residential units shall have no more than two bedrooms, but may have an additional ancillary room that doesn't exceed 100 square feet and does

not have a built-in closet. Multi-family units shall comply with the residential design standards for Multi-Family and Mixed Use Structures in the UDC.

Non-Residential Component:

As identified within Section A.5 of the proposed PUD Development Standards and provided below, a minimum percentage of retail and office use is required per block throughout the development. Blocks 2 and 6 are exempt from the non-residential requirement due to the proximity of the existing single family neighborhood across Old Austin Pflugerville Road. As previously noted, a minimum of 50,000 square feet of commercial space is required to be built before any more than 500 residential units may be constructed.

% Hotel Use	0% - 15%	0% - 40%	n/a
% Retail Use	5% - 25%	0% - 20%	n/a
% Office Use*	5% - 30%	10% - 40%	n/a
% Residential Use	50% - 75%	50% - 85%	n/a
Maximum Residential Units	1,030	220	1,250

Minimum percentage of non-residential use required by Block shall be as follows:

Block	1	2	3	4	5	6	7	8	9	10	11
% NR	10%	0%	5%	20%	10%	0%	20%	10%	20%	10%	10%

While vertical mixed use is not a specific requirement of the development, the PUD does identify in Exhibit "E" areas where ground floor commercial may be located. This area is generally along W. Pecan Street, Heatherwilde Blvd, the north/south extent of Old Austin Pflugerville Road, and proposed internal public streets where the building height is increased. Live/work units may be calculated toward meeting the minimum percentage of retail and office use within the ground floor commercial areas, however these units are not included in the calculation for the required 50,000 square feet of commercial space to establish more than 500 residential units. Commercial design standards currently required in the CL5 district will apply to non-residential structures in the development, with exception that all structures will be allowed to have building setbacks between 0 and 15 feet from the property line provided the required Sight Triangle is maintained. Additional minor building encroachments such as awnings, landscaping, seating, signs and similar improvements associated with establishing a pedestrian environment between the back of curb and the building façade may be considered through a license agreement between the City and master property owner's association.

Non-Residential Land Uses:

A modified list of the non-residential land uses allowed within the CL5 district are included in the PUD Development Standards to allow for a mix of land uses that may be generally compatible with residential land uses. Land uses that were removed from the CL5 district include: Commercial Animal Establishments, Automotive Repair, Call Center, Catering Establishment,

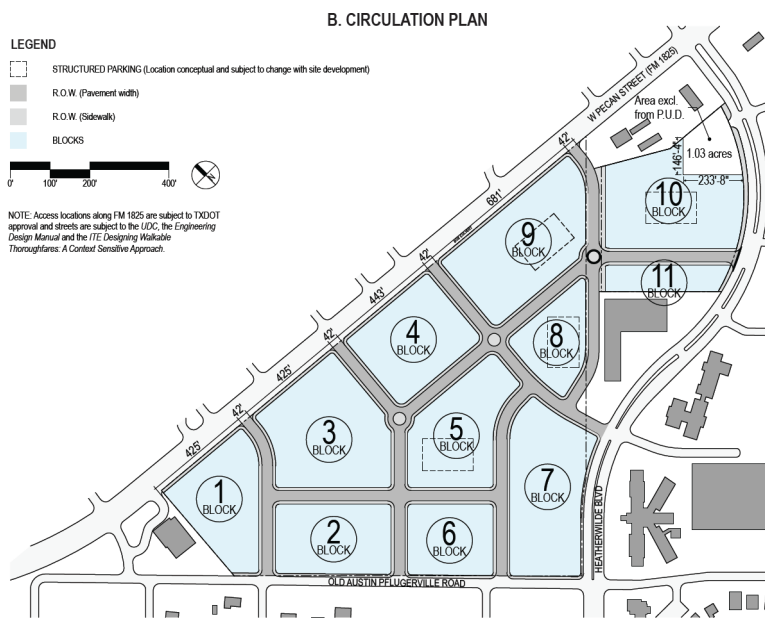
College/University/Trade and Private or Parochial School, Distribution/Logistics Center, Major Dry Cleaning, Gas Station, Light Industrial Uses, Office Showroom and Warehouse, Place of Worship, Major Print Shop, Wireless Telecommunication Facilities.

Use Conditions and Specific Use Permit requirements were retained for Hotel, Research and Development Center, and Utilities as provided in the UDC. A condition was added to allow Mobile Food Park without a Specific Use Permit, provided it meets the current requirements in the UDC.

The ability to have a drive thru facility within the development was requested by the applicant and through discussion, it was agreed that the use be reviewed through the Specific Use Permit process and only under the following conditions: Limited to only one facility within the development, may only be located within 100 feet of the perimeter of the development along W. Pecan Street and Heatherwilde Blvd., and a restaurant shall be prohibited from having a drive thru facility. The purpose for the limitations on drive thru and other auto oriented facilities is to ensure the development achieves the intended walkable, pedestrian oriented design and retains a unique development pattern that isn't provided elsewhere in the city.

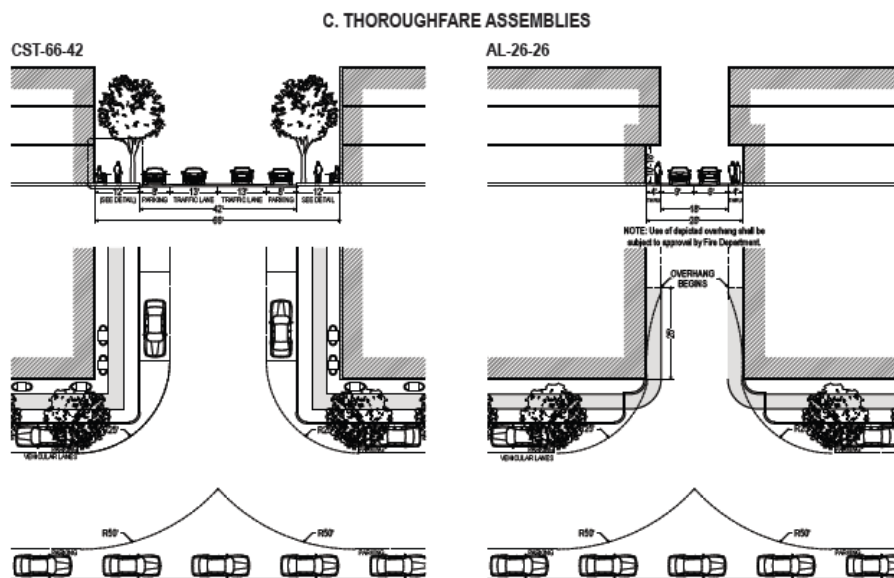
TRANSPORTATION:

Exhibit "B" Circulation Plan identifies public roads to be constructed throughout the development with a design intended to maximize pedestrian and bicycle safety. A slight modification and multiple street intersections onto Old Austin Pflugerville Road are proposed as well as a new intersection at Heatherwilde Blvd. Three new public street intersections are proposed along W. Pecan Street, as well as a slight modification to the existing intersection with Old Austin Pflugerville Road.



Old Austin Pflugerville Road and Heatherwilde Blvd. are Pflugerville public streets and access points will be considered based on the UDC and Engineering Design Manual. W. Pecan Street is a TxDOT street and subject to their approval. To date, no approvals have been granted by TxDOT or the City for any street intersection, therefore the Circulation Plan is conceptual and subject to modification with the Transportation Impact Analysis (TIA) that will be provided with the first Preliminary Plan/Final Plat for the development.

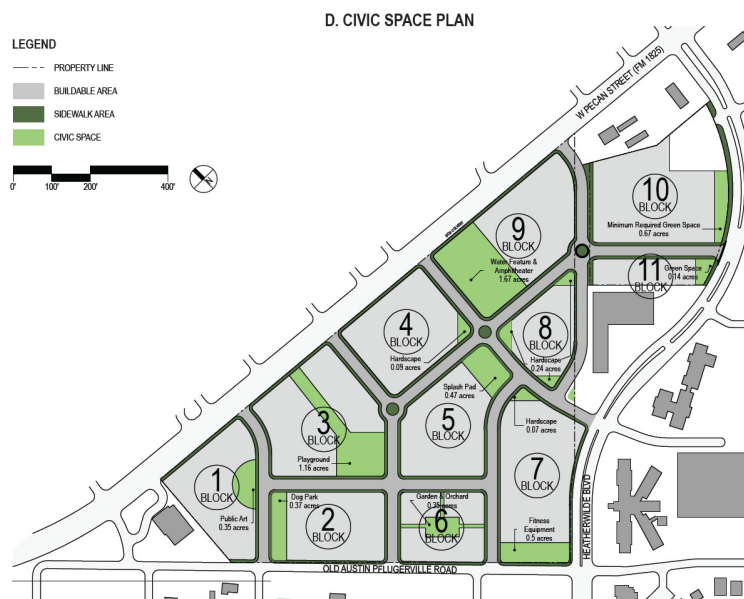
As provided in Exhibit "C", public streets will be designed with 66 feet of right of way width in order to accommodate two travel lanes, on-street parallel parking, 12-ft wide sidewalks on each side, and street trees. The design is intended to slow vehicle traffic through the development and encourage a pedestrian environment. Along the perimeter of the development, boundary streets including W. Pecan Street, Heatherwilde Blvd., and Old Austin Pflugerville Road will be improved with the urban 12-ft wide sidewalks and street trees as noted on Exhibit "B" Circulation Plan and Exhibit "D" Civic Space Plan.



Private alleys may be provided within the development to increase circulation and will maintain 26 feet of width to allow for fire access should it be necessary. Overhangs into the alley above the first story are subject to Fire Department approval, but may be considered. Specific alley locations are not currently identified and may be shown on the Preliminary Plan or with Site Development.

PARKS:

The development has the potential for establishing up to 1,250 residential units, which would require a dedication of at least 16.005 acres of land or pay a fee in lieu in the amount of \$697,177.80, and is responsible for park improvements or a Park Development Fee in the amount of \$663,500. Exhibit "D" Civic Space Plan identifies the proposed dedication of 6.08 acres of Civic



Space and 4.69 acres of 12-ft wide sidewalks/trail improvements provided throughout the development, including the boundary streets. In total, 10.77 acres of land is proposed for dedication. Within the Civic Space, improvements valued at approximately \$900,000 will be provided. Examples of improvements within the civic space include a water feature, amphitheater, public art, playground, dog park, splash pad, fitness equipment, garden and orchard, hardscape, landscaping, and irrigation. The Parks and Recreation Commission considered the request on April 16, 2015 and recommended approval of the request to the Planning and Zoning Commission and City Council with a vote of 6-1.

CIVIC SPACE & IMPROVEMENTS BUDGET							
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Minimum improvements budget for each block, except Blocks 5 and 9, shall not depend on achievement of Target Units

For Blocks 5 and 9, the minimum improvement budgets shall be reduced in double proportion to the deficit of Total Target Units, to a maximum reduction of 50%.

For example: If the Total Units built is 1,000 (20% short of Total Target Units), then the budgets for Blocks 5 and 9 shall be reduced by 40%.

As further noted with the PUD Development Standards, details for civic space improvements shall be finalized at time of site development and constructed concurrently with the first phase of each block. The Parks and Recreation Director will have final approval of civic space improvements, including discretion for timing of acceptance and dedication. No certificates of occupancy will be issued for Blocks 4, 5, 8 or 9 until the intended civic space improvements for all four blocks have been constructed. Prior to approval of the first final plat, a master property owner's association will be established for ownership and maintenance of all common elements and civic spaces until such time of final dedication. A license agreement shall be established between the City and the association for maintenance of any improvements within the civic spaces.

LANDSCAPING:

As an urban project the amount of pervious cover and individual lot landscaping will be reduced in order to maximize the amount of developable land. In lieu of the maximum impervious cover requirement being applied on a lot by lot basis, as it is typically applied, the maximum impervious cover requirement of 85% will be applied for the entire development. Similarly, the percent of lot landscaped required by the UDC in the CL5 district is 15%, but in an urban environment where a lot could be expected to be maximized with a structure, the landscaping may not be achievable. As written in the PUD, if the block is developed with at least 50% being 3 or more stories, then the civic space and budgeted improvements identified in Exhibit "D" shall negate the need for the 15% of lot landscaping, including the tree and shrub requirement and any building foundation landscaping.

Street trees in accordance with the Streetscape Yard Standards in the UDC will continue to be provided in the right of way surrounding each block.

COMPREHENSIVE PLAN:

The Land Use Plan identifies this area as mixed use with neighborhood and community centers. Mixed use is described as a built environment that facilitates the ability to live, work and play in one area. These areas should contain convenient pedestrian circulation networks and the mix of uses should accommodate active public uses, such as commercial, retail and restaurants, on the street level and residential or office uses on upper floors. The proposed development standards facilitate a mixed use environment.



High-density residential is typically located within or near community centers with direct access to major transportation routes, retail and community services. High-density residential neighborhoods should be located on major arterials, provide multiple mobility options, and high quality pedestrian walkways. The location of the proposed development is near major arterial streets and is intended to establish walkable blocks with 12-ft wide sidewalks.

According to Goal 1 of the Land Use and Development Character chapter, “The supply, location, and type of housing will be diverse in order to meet the projected needs of the Pflugerville community in 2030, create a balanced community, and ensure residents have housing options for all phases of their lives”. Multiple housing types are proposed within the development.

STAFF RECOMMENDATION:

The proposed development is located at one of the major entrances into the community along W. Pecan Street, and as written, is intended to provide a development that can become a unique destination. Located along two arterial streets, within close proximity to existing trails, parks, schools, places of worship, government facilities, and existing commercial services, the proposed high density residential use is consistent with the Comprehensive Plan. The proposed block layout and inclusion of wide sidewalks into the overall street design will help to facilitate a new pedestrian and bicycle friendly environment, offering alternative mobility options to the future residents and community alike. The proposed mix of residential, office, and retail land uses with specific corridors for ground floor commercial and civic spaces maintains the desired mix use component and will provide additional services to this area of the city. The inclusion of multiple housing structure types will provide flexibility as the development responds to the market, and offers an opportunity for a variety of living opportunities within an infill area.

The blending of standards currently provided in the UDC will offer the flexibility needed to establish the land uses and form that is desired for the development, but will maintain consistency with the community wide design requirements. While the development may be considered in phases, a Preliminary Plan for Blocks 1-9 shall be required prior to the final plat for the first phase of development, to ensure the development is planned as a whole and not in pieces. The first preliminary plan will require a TIA to further refine street intersections with boundary streets, design, and to ensure appropriate circulation. The Parks and Recreation Commission recommended approval of the Civic Space Plan with improvements. The location and proposed PUD Development Standards are therefore consistent with the Comprehensive Plan for a high-density, mixed use development, and Staff recommends approval.

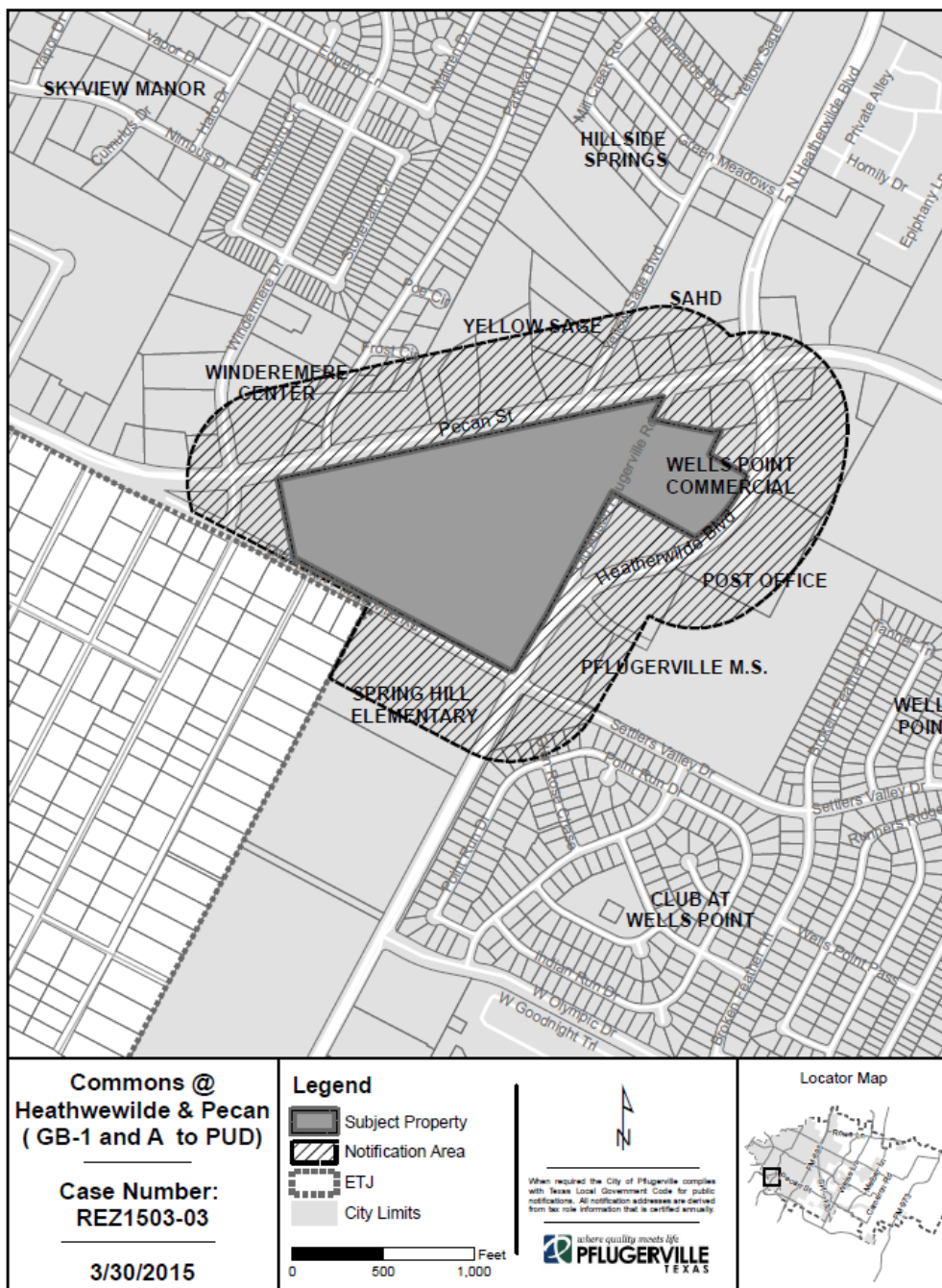
NOTIFICATION:

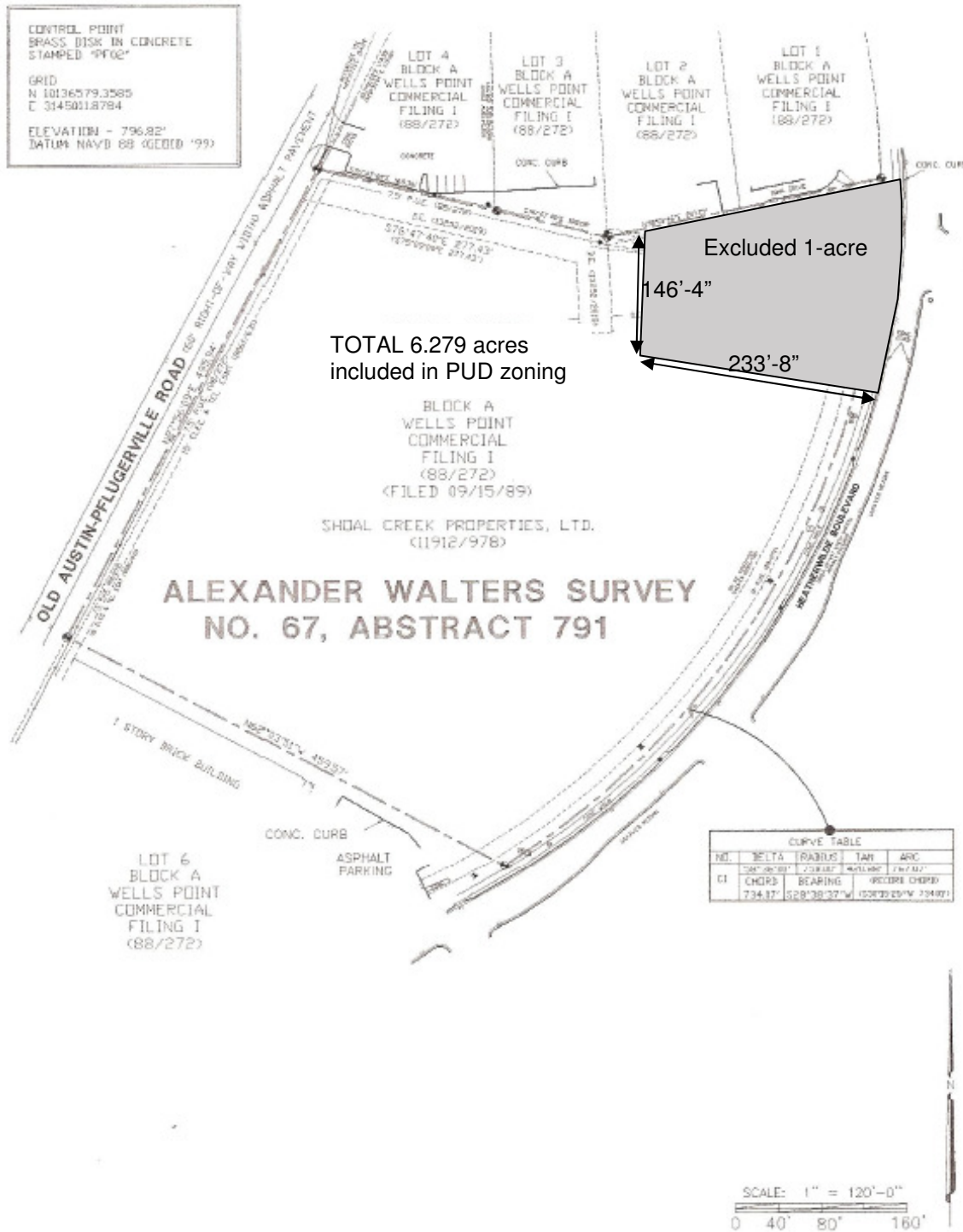
Newspaper notification was published, letters were mailed to property owners within 500 feet of the property within the city limits, and signs were posted as required.

ATTACHMENTS:

- Notification Map
- Surveys
- Photos
- Applicant Request
- Commons at Heatherwilde and Pecan PUD (separate attachment)

NOTIFICATION MAP:





PHOTOS:



North side of 38-acre tract along W. Pecan Street



South side of 38-acre tract along Old Austin Pflugerville Road



East side of 38-acre tract along Old Austin Pflugerville Road



East side of 6-acre tract along Heatherwilde Blvd.



West side of 6-acre tract along Old Austin Pflugerville Road



APPLICANT REQUEST:

March 30, 2015

RECEIVED MAR 30 2015

Honorable Mayor and members of the City Council and Planning Commission,

Please find enclosed the Zoning Application for the creation of the Planned Unit Development District for The Commons at Heatherwilde and Pecan ("The Commons"). This re-zoning allows two separately owned but contiguous and undeveloped parcels in the City of Pflugerville to be transformed into a vibrant mixed-use community.

The Commons is an innovative community proposed for development on approximately 45.7 acres of land. It will consist of a mix of retail, office, and residential uses. The community is designed for those who seek to live in a more urban environment within a suburban context, and incorporates best practices in environmentally sensitive planning, urban design, and architecture. The development plan incorporates the following goals:

- a. Create a walkable, mixed-use, compact community offering a diversity of housing options and price ranges.
- b. Provide a range of living, working, shopping, and recreation choices.
- c. Accommodate a variety of transportation modes.
- d. Apply the most advanced techniques and best management practices for sustainability in architecture and urban design to create a model suburban mixed-use community for the region.
- e. Create a distinctive, human-scaled place with civic spaces and programming for all residents of Pflugerville to enjoy.
- f. Serve as a force multiplier for the investments made by the City of Pflugerville and the Pflugerville Independent School District designed to sustain long-term property values in the west side of the City.

I look forward to working with all of you on the approval of this this PUD District and I welcome any questions you may have.

Sincerely,



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