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**STAFF REPORT**

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**SUBJECT:** Discuss and consider a request in accordance with Section 4.5.3(B)(A) of the Unified Development Code to allow a Planned Unit Development rezoning application to be submitted for land which is less than 20 acres, located at 21101 FM 685.

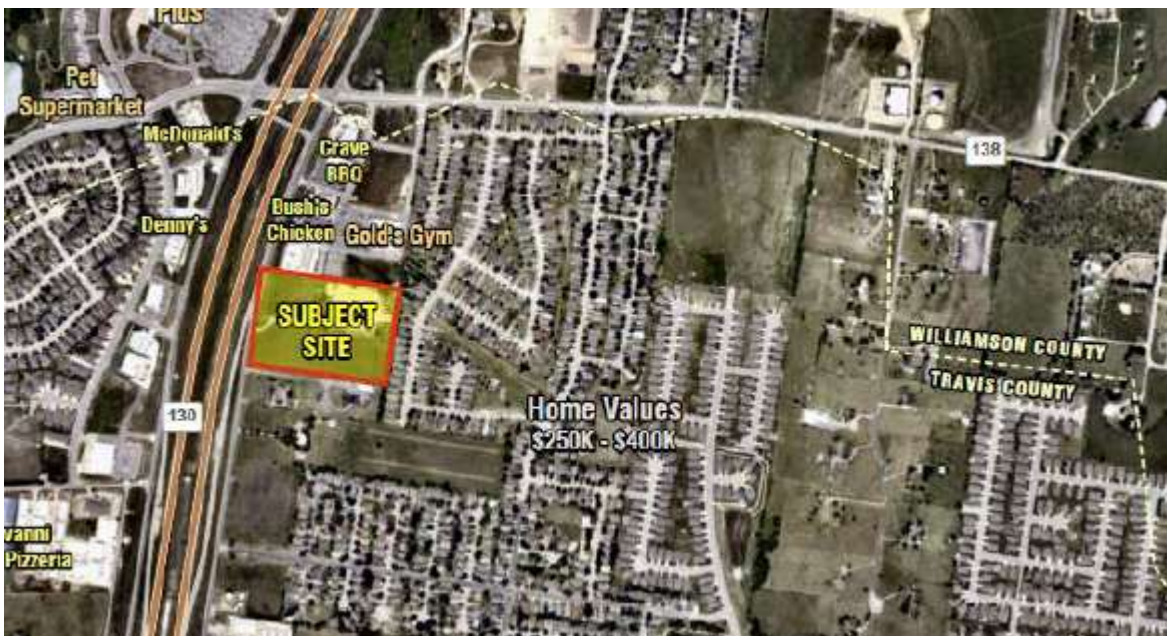
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**PURPOSE OF REQUEST:**

Section 4.5.3, Planned Unit Development, states that land with 20 acres or less shall require consent from the City Council prior to an application being submitted for a Planned Unit Development. The applicant owns a property that is 11.858 acres, located at a property locally addressed as 21101 F.M. 685, generally east of SH 130, south of Gattis School Road, west of Steeds Crossing Subdivision, and north of Steeds Xing. This request is not approving a Planned Unit Development, would only consent to them being able to move forward with the request to submit a PUD application to the city to rezone the parcel. The applicant is requesting to zone the parcel to a PUD in an effort to make the proposed development more compatible with the adjacent properties.

**PROPERTY:**

The parcel is approximately 11.858 acres, situated in the J. Casner Survey No. 9, Abstract No. 2753, Travis County, Texas. It was annexed in 2007 by Ordinance No. 920-07-12-11, and was subsequently zoned to Agriculture/Development Reserve which is the base zoning district assigned following annexation. The property today has an existing non-conforming plumbing business on it.



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**SUMMARY:**

The applicant is proposing a mixed-use Planned Unit Development consistent with the future land use recommendations in the Comprehensive Plan. The applicant is proposing a mixed-use development through the PUD that would allow for up to 35 units per acre, with the highest density of the project immediately adjacent to SH 130 and would have a transition in structure heights as the property moves east to west from the existing single-family development to the east. The applicant was asked to consider straight zoning to either the Urban (Level 4: CL4) or Urban Center (Level 5: CL5) districts, but ultimately wanted to request the PUD with the base zoning district of CL4, citing that the proposed project would be more harmonious with the adjacent parcels, less dense, and mitigate adverse effects on the neighboring residential.

The following is a comparison of the development regulations for the CL4 and CL5 zoning districts:

<b>Dimensional Standards</b>	<b>CL4</b>	<b>CL5</b>
Minimum Lot Width	200 ft	200 ft
Minimum Lot Size	NA	NA
Front/Street Setback	15 ft	15 ft
Minimum Side Street Setback (corner lots)	15 ft	15 ft
Minimum Interior Side Setback	10 ft	10 ft
Side setback abutting SF property	30 ft	30 ft
Rear Setback	10 ft	10 ft
Rear Setback abutting SF property	30 ft	30 ft
Streetscape Yard	30 ft	30 ft
Maximum Building Height	60 ft	85 ft
Maximum Impervious Cover	80%	85%
Bufferyard – UDC <a href="#">Sec 11.10</a>	30 ft	30 ft
Minimum Density	10 units/acre	15 units/acre
Maximum Density	20 units/acre	25 units/acre
Density Bonus (Max density if structured parking is provided)	60 units/acre	75 units/acre
Minimum Dwelling unit area	450 sqft	450 sqft
Multi-Family Dwelling Unit Mix	Min 40% 1 bed /studio; Max 10% 3+ Bed	Min 40% 1 bed /studio; Max 10% 3+ Bed

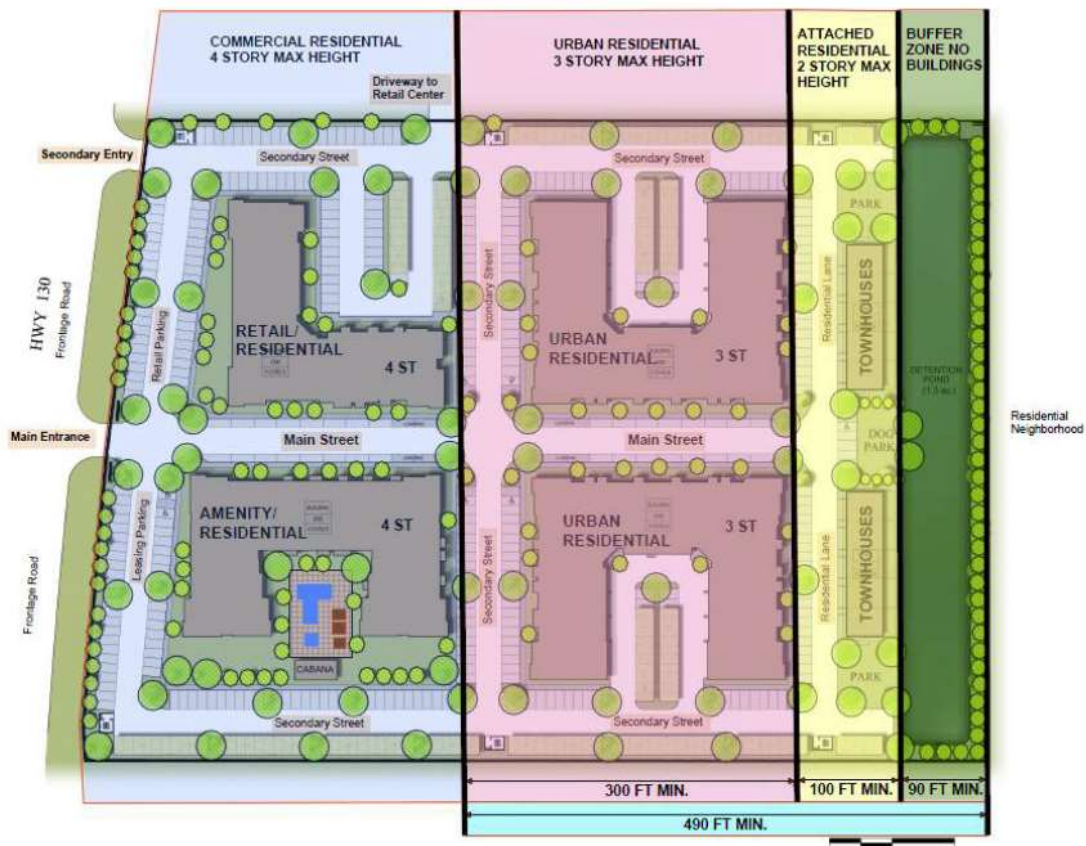
While this is an introduction to what is proposed for this project, and is subject to going through the development review process for establishing the parameters for regulations that are incorporated through the Planned Unit Development, the applicant has summarized the proposed PUD as follows:

1. Providing a mixed-use development that includes multi-family residential homes, townhomes, retail uses, and commercial frontage along the highway for a more urban-style design.

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2. Height limitations and transition language for the property as it transitions away from the single-family to the east at Steeds Crossing.
3. Pedestrian Walkability, which would promote pedestrian activity and walkability by incorporating more internal sidewalks than required by code, increasing the width of those pedestrian zones and providing increased connectivity.
4. Additional amenities distributed throughout the site that would exceed the required five required by the UDC.
5. A combination of parking, through tuck-under structured parking and carports, with screening incorporated.
6. Provides more of a transition is “respectful” of the adjacent single-family residential neighborhood to the east, by designing cascading building heights, offering a mix of product type and increasing building setbacks, all of which reduce the “perceived intrusive element of a mixed-use project that would be designed with CL-4 or CL-5 zoning districts.”
7. Provides connectivity to the development to the north.

**Proposed Concept with Transition:**



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**ADJACENT PROPERTIES:**

Adjacent	Zoning District	Use	Comprehensive Plan
North	General Business 1 (GB1)	Car wash, Bush's Chicken, and Gold's Gym	Mixed-Use
East	Single-Family Suburban Residential District (SF-S)	Single-family	Low to medium density residential
South	Agriculture/Development Reserve (A)	Oil Business, and vacant land	Mixed-Use
West	Hutto's ETJ (west of SH 130)	Commercial	N/A

**STAFF RECOMMENDATION:**

Staff finds that the proposed request for a Planned Unit Development for this parcel will be a better fit for the subject parcel, given its size, there are certain development allowance that are allowed by right in the corridor districts (CL4 and CL5) that have potential to lend themselves to being more intense adjacent to the single-family. Through straight zoning, the buffer requirements adjacent to the single-family would be less, and the required development regulations would likely force this site to maximize density in order to make the site work, which would allow up to 60 dwelling units per acre in the CL-4 district. The applicant is proposing a plan that would be subject to staff negotiations, P & Z, and City Council approval in order to incorporate a development that takes into consideration the surrounding properties, as well as adds enhanced standards to meet the intent of a Planned Unit Development.

Staff recommends approval of the request, per Section 4.5.3, Planned Unit Development, which states that land with 20 acres or less shall require consent from the City Council prior to an application being submitted for a Planned Unit Development.

With consent from City Council to move forward with the request, the applicant will be able to submit an application for a rezoning request for a Planned Unit Development, in compliance with all criteria outlined in the Unified Development Code, as described in 4.5.3, and criteria set forth in Appendix B, Section 2 for submittal criteria for a rezoning application.

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**NOTIFICATION:**

No notification was required.

**ATTACHMENTS:**

- Applicant Letter of Intent
- Applicant Supplemental Material