

STAFF REPORT

Planning and Zoning:	5/6/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
City Council:	5/28/2019	E-mail:	jeremyf@pflugervilletx.gov
City Council:	6/11/2019	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 40-acre tract of land located north of E. Pflugerville Parkway, west of Pfluger Farm Lane, and south of Town Center Drive from Urban Level 4 (CL4) district to Planned Unit Development (PUD), to be known as the Pflugerville Farms PUD. (REZ1810-01)

LOCATION:

The property consists of approximately 40 acres of unplatted land located along the west side of Pfluger Farm Ln, generally southwest of the Pfluger Farm Ln and Town Center Dr intersection, between the Highland Park single-family neighborhood and Pfluger Farm Ln.



SITE ANALYSIS:

The property is an unimproved, rectangular shaped property, currently used as rangeland. A small tributary with associated FEMA floodplain traverses the property in a general north to south direction, and naturally bisects the property into an east and west section. The eastern extent of the property has approximately 1,000 feet of frontage along Pfluger Farm Ln, while the western extent is adjacent to the Highland Park single family neighborhood. The total depth of the property is approximately 1,600 feet.

PROPOSED REQUEST:

The subject property is currently zoned Corridor Urban Level 4 (CL4) which allows for consideration of a variety of residential and non-residential land uses. The applicant has proposed to rezone the property from Corridor Urban Level 4 (CL4) district to Planned Unit Development (PUD) for purposes of establishing a three phased development consisting of two medium density, urban type, multi-family developments in the eastern extent of the tract (Phase One and Two) and limiting the type of land uses that can be established in the western extent of the tract (Phase Three). Land uses in Phase Three are proposed to be limited to Assisted Living, Condominium, Skilled Nursing/Nursing Home, Park and Playground, Personal Services, and Place of Worship in order to provide compatibility with the adjacent single family neighborhood and certainty to the community.

A private street is proposed to extend from Pfluger Farm Ln to the western extent of the property for purposes of providing access to the western portion of the tract and providing further division of the property in a north and south extent. The private street is proposed with a cross section which includes

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two 13-ft wide travel lanes, 8-ft wide on-street parallel parking, 8-ft wide sidewalks on each side, and enhanced landscaping/streetscape.

The floodplain area is proposed to be dedicated as public parkland, and will provide a buffer between the existing single family to the west and the proposed multi-family to the east. Hike and bike trails are proposed to extend the length of the parkland and will provide a connection to Town Center Drive.

BACKGROUND:

The property was zoned to the Corridor Urban Level 4 (CL4) district in 2007 as part of the SH 130 and SH 45 corridor zoning. In 2013, a Specific Use Permit was approved for a data center complex consisting of three large tilt wall type buildings with access to Pfluger Farm Ln via a public street extension. The data center land use was not successful in moving forward and the owner has new interest in developing the property with medium to high density residential land uses.

SURROUNDING LAND USE and ZONING:

Adjacent	Base Zoning District	Existing Land Use
North	CL5	Stone Hill multi-family developments
South	CL4, CL4 with Specific Use Permit	Unimproved rangeland, and the Stone Hill Luxury Apartment complex and Kingston Lacy roadway extension (under construction).
East	CL4	Pfluger Farm Ln, unimproved rangeland, Shops at 685 pad site development
West	PUD	Highland Park single family neighborhood

PROPOSED DEVELOPMENT:

If the PUD is approved, the development will be subject to the site plan, density, renderings and associated development standards established in the PUD document (separate attachment). Where the development regulations are silent, the development will continue to follow the CL4 district requirements established in the Unified Development Code (UDC). Below is a general description of each phase as provided within the PUD development standards and included as a separate attachment to this report. To the right is a reference image of the proposed layout. A larger size is provided within the PUD development standards, included as a separate attachment to this report.



Phase One:

Phase One is proposed in the northeastern portion of the property and will consist of approximately 15.09 acres. A total of ten, three storied multi-family buildings containing 258 units are proposed with Phase One. The proposed bedroom count for Phase One will consist of a relatively equal mix of one and

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two bedroom units (56% and 42% respectively), and only 2% of three bedroom units. A private amenity center with recreation areas are planned within Phase One and will be a prominent feature at the entry into the complex. A “retail ready” area has been integrated into the multi-family structure planned at the corner of Pfluger Farm Ln and the private street in order to provide an opportunity for retail or a restaurant at the corner, should it be deemed feasible.

The building design, and parking requirements are discussed in their respective sections below. It should be noted that flexibility has been established within the PUD development regulations to allow minor adjustments between Phase One and Two provided the overall density remains consistent between the two phases. If adjustments are made, each project will still be required to meet the minimum requirements including but not limited to on-site parking.

Phase One will consist of the aforementioned multi-family complex, the extent of the proposed private roadway through the floodplain, the sidewalks along the roadway, dedication of parkland, park development fees, and the construction of the trail system.

Phase Two:

The southeast portion of the property will include Phase Two, which will encompass 14.28 acres with a total of 215 multi-family units in nine, three storied buildings. Phase Two is planned with 63% one bedroom units, 35% two bedroom units, and 2% three bedroom units. As noted with Phase One, flexibility has been provided to allow minor adjustments of density to occur between the two phases provided the overall density remains consistent and all minimum requirements are maintained. A private amenity center with recreation areas are planned within Phase Two to serve the residents and will be a prominent feature at the entry into the complex. A “retail ready” area has been integrated into the multi-family structure planned at the corner of Pfluger Farm Ln and the private street in order to provide an opportunity for retail or a restaurant at the corner, should it be deemed feasible. A detention pond is anticipated along the southern extent of Phase Two.

Phase Three:

Located in the western portion of the property, Phase Three is located between the Highland Park single-family neighborhood and the floodplain. A private street will provide access to the area, which will be established with Phase One. A specific user or land use type has not been identified at this time for Phase Three, however as noted earlier, the PUD development regulations reduce the type of land uses to Assisted Living, Condominium, Skilled Nursing/Nursing Home, Park and Playground, Personal Services, and Place of Worship. Any development within Phase Three will be subject to the CL4 requirements established in the Unified Development Code, including but not limited to height, setbacks, landscaping, lighting, architectural design, and bufferyard standards as applicable.

While the CL4 district allows for a maximum building height of 60 feet, if adjacent to single family zoning, buildings exceeding 20 feet in height at the building setback line are required to implement additional setback for each foot of additional height. Commercial development is required to have two feet of additional setback for every one foot of additional height, while multi-family is required to have five feet of additional setback for every one foot of additional height.

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As an example and to further clarify, multi-family will not be allowed in Phase Three under the proposed PUD. If any commercial development such as an office is proposed, a 30-ft setback will be automatically required from the property line adjacent to the single family. At the 30-ft setback, a building can have a height of 20 feet. In the example if a building is proposed with a height of 21 feet, an additional two feet of additional setback will be required for the building, meaning the building would be required to be setback 32 feet from the adjacent single family property.

Roadways:

A private street is proposed to extend from Pfluger Farm Lane to the west to provide access to all phases. While all departments have generally consented to the cross section, nothing provided in the PUD precludes the private street and associated traffic circle to be designed in compliance with all engineering and emergency access requirements. The cross section of the street has been included in the PUD development standards and depicted on the site plan. Enhancements include an enhanced traffic circle, 13-ft wide vehicle travel lanes, on-street parallel parking outside of the travel lanes, 8-ft wide sidewalks extending the length of the private street along both sides, and enhanced hardscape and landscaping. The private roadway will be established as a shared access easement and will be maintained by the property owners via a property agreement.

Architectural:

Phase One and Two multi-family buildings will be three story, with a maximum height of 50 feet as measured at the top of the highest ridge line along the roof. Materials on all buildings will consist of a mixture of brick, natural stone, stucco, and limited use of fiber cement, metal, and wood as accents. Renderings have been included in the PUD development regulations and all buildings are proposed to meet or exceed the minimum architectural requirements established in the Unified Development Code with regards to articulation and material percentages.



Buildings will be designed to front Pfluger Farm Ln and the proposed private street with parking located behind the buildings. Covered breezeways will be provided throughout the extent of the buildings to provide pedestrian access to the street. Street facing buildings are allowed as close as 15 feet from the lot line per the CL4 district which is anticipated to provide approximately 25-30 feet of space from the street to create inviting pedestrian space for sidewalks and landscaping. Typical multi-family perimeter fencing is not proposed between the building and the property lines facing any of the streets. Perimeter fencing is planned for areas that are not adjacent to the roadways, with access gates provided throughout to allow for pedestrian connections to the parkland and emergency access as needed. Private courtyard areas are anticipated throughout multiple areas along the private road with low fencing to help delineate the limits of the private space from the public realm.

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Phase One and Two will each include an “L” shaped building which will wrap the corner of the private drive and Pflug Farm Ln to create a defined entry into the development. At the corner, a “retail ready” space within the buildings will provide an opportunity for vertical mixed use, if a retail or restaurant type use becomes viable in the future. In order to achieve the continuous building, the maximum 200-ft building length established in the UDC requirements will need to be extended to 300 feet. The extended building length for the one building in Phase One and Two is the only deviation from the UDC. Among the building articulation, enhanced hardscape, street trees, private patio areas, and entry breezeways will break the building massing, which is the purpose for the UDC limitation in building length.

Phase Three will be required to comply with the minimum requirements for the CL4 district as outlined in the Unified Development Code.

Parking:

Surface parking is proposed throughout all of the site. The majority of the surface parking will be located behind the buildings, generally not visible from the streets. The minimum parking requirement established in the UDC for both Phase One and Two will be provided for each respective phase. Parallel on-street parking is proposed along the private street to provide the urban feel of the development and is allocated in the cross section included in the PUD development standards. On-street parking is not included in the calculation for the required parking for the multi-family land use and will be available to the public for use.

Garage parking as required by the UDC has been provided throughout the site for each complex. Tandem parking spaces as might be available behind a garage have not been included in the calculation for the minimum parking requirement.

Single Family Adjacency Bufferyard:

The bufferyard requirement established in the Unified Development Code is intended to help minimize any negative effects of a commercial or multi-family land use on an adjacent conforming single family residential property. For the subject development, bufferyards will be required along the western property line, adjacent to the Highland Park neighborhood with the development of Phase Three. The PUD development standards do not alter the requirements, but instead provide clarification that a single family detached or two unit condominium will have a 30-ft vegetative setback, but will not contain the bufferyard shrub/tree plantings or masonry wall/fence. All other uses will maintain the 30-ft vegetative setback from the property line and the plantings/wall as provided in Section 11.10 of the Unified Development Code:

1. Four (4) large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary; and
2. Opaque bufferyard wall at a minimum height of 6 feet tall and maximum height of eight feet.

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As a point of clarification, the bufferyard will not be required along the western property line with the development of Phase One or Two, as the limits of those developments will not be immediately adjacent. If a conforming single family land use is established on the property to the south prior to the establishment of the multi-family land use in Phase Two, a bufferyard could be required along the south property line of Phase Two at time of development.

Landscaping and Street Trees:

Landscaping is anticipated as native Texas plant material to encourage water conservation. Street furniture, hardscape, and decorative lighting is identified in the PUD to establish the urban feel. As noted on the landscape plan included within the PUD development standards, the site plan is schematic and final layout is subject to the Unified Development Code. As required by Table 11.3 C of the Unified Development Code, a minimum of 40% of the lot will be required to be landscaped with at least 1 tree per 300 sf of landscaped area and 4 shrubs per 300 sf landscaped area for multi-family developments in the CL4 district. Landscaping within Phase Three will be dependent on the land use.

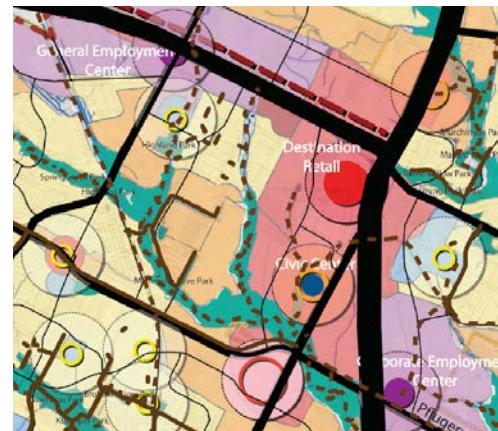
PARKS:

On December 20, 2018, the Parks and Recreation Commission considered the multi-family included in the proposed PUD with an additional 50 units for Phase Three, should this phase be developed for residential. Based on the parkland requirement of 6.6 acres per 1,000 people, the development was identified to dedicate at least 7.23 acres of land or pay a fee in lieu. In addition, the development is required to either provide approvable park amenities, or a fee in-lieu in that amount. The Commission approved the proposal to dedicate 3.62 acres of land located within the floodplain, 0.78 acres of land outside of the floodplain, and pay a fee in-lieu of deficient land. The development requirements will be satisfied by construction of amenities within the land to be dedicated or pay the fee in-lieu of development. The developer intends to construct a hike and bike trail through the dedicated land to provide a connection between this development and the existing public parkland near Stone Hill Park. Eventually the trail is anticipated to continue southward to provide a connection to the future trail system along Wilbarger Creek.

COMPREHENSIVE PLAN:

Per the Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), the subject property is generally located within an area identified as medium to high-density residential uses within close proximity to mixed use, a destination center, civic center, and a regional center. According to the Comprehensive Plan, medium density includes residential land uses with a range of 6 to 15 units per acre, while high density is identified as areas with densities greater than 15 units per acre.

“High density residential is typically located within or near



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community centers with direct access to major transportation routes, retail and community services. Areas near employment are ideal. High density residential designation is intended to maximize access to public transportation, and should provide multiple mobility options. High density should incorporate features to encourage public transportation ridership, provide high quality pedestrian walkways and crosswalks. High density residential neighborhoods should be located on major arterials.”

Consistency with Land Use Policy and Action statements in the Comprehensive Plan:

Goal 1: The supply, location, and type of housing will be divers 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.

⇒ Action 1.1.6: Encourage medium and high development intensity zoning in target areas near community and regional center and along the SH 130 and SH 45 corridors.

Goal 2: Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, providing employment opportunities and shopping districts while reducing infrastructure costs.

⇒ Action 2.3.3: Allow for a mixture of residential types in regional centers that accommodate housing options for employment and commercial centers.

STAFF RECOMMENDATION:

The proposed request will establish an urban type, multi-family development which differs from the existing multi-family in the area. A Specific Use Permit could have been pursued for the multi-family land use, however the proposed PUD provides additional certainty and an urban design that might not otherwise be achievable. The minimum requirements for the multi-family land use established by the UDC will either be met or exceeded, with exception of the additional building length to achieve the liner building at the corner. The proposed private street will provide access throughout the property and will establish an urban type cross section with enhanced streetscape features. The proposed request will provide certainty to the community on the long term appearance and layout of the development, and reduced land uses in the western portion of the development is anticipated to increase compatibility with the existing single family neighborhood.

The Parks and Recreation Commission approved the proposal for public parkland in December 2018, which will provide additional pedestrian connectivity through the development and in the general area.

The maximum density allowed in the CL4 district is 20 units/acre in a traditional development pattern. The combined density of Phase One and Two is proposed at 16 units/acre (15.09 units/ac, 14.28 units/ac, respectively). Phase Three land use is unknown at this time, but could be anticipated as a medium density with the reduced land uses proposed in the PUD. Located within close proximity to a medium density single family neighborhood and major centers near the SH 130 and SH 45 interchange, the proposed request for the medium to high density residential land use to serve the destination retail

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and mixed use in the immediate area is consistent with the Comprehensive Plan and staff recommends approval.

NOTIFICATION:

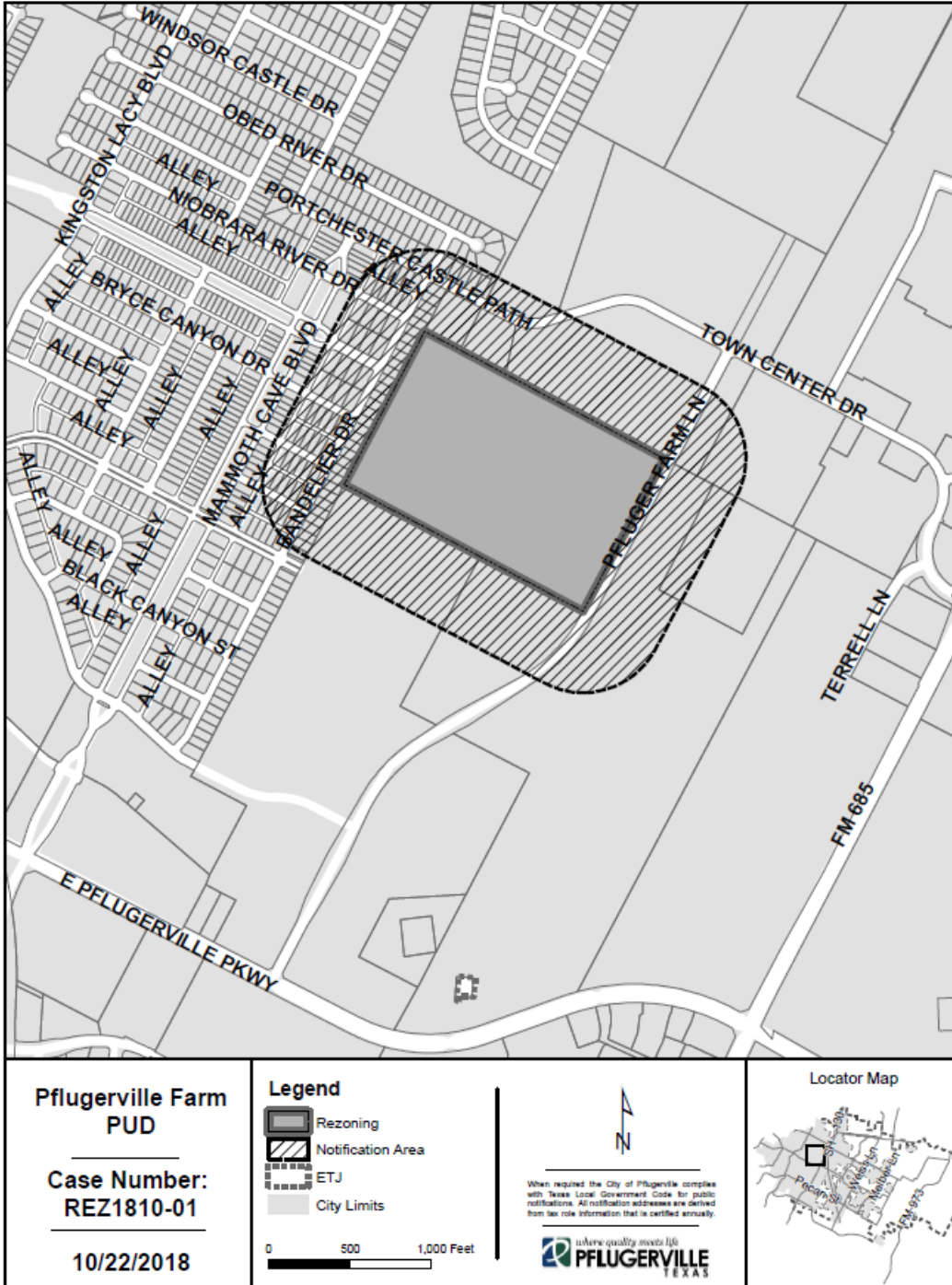
Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the Pflugerville Pflag newspaper. Several general inquiries were received, with questions about the proposed project. The applicant has met on several occasions with the Highland Park and Highland Park North neighborhoods and included adjustments to the proposed PUD development standards to address stated concerns.

ATTACHMENTS:

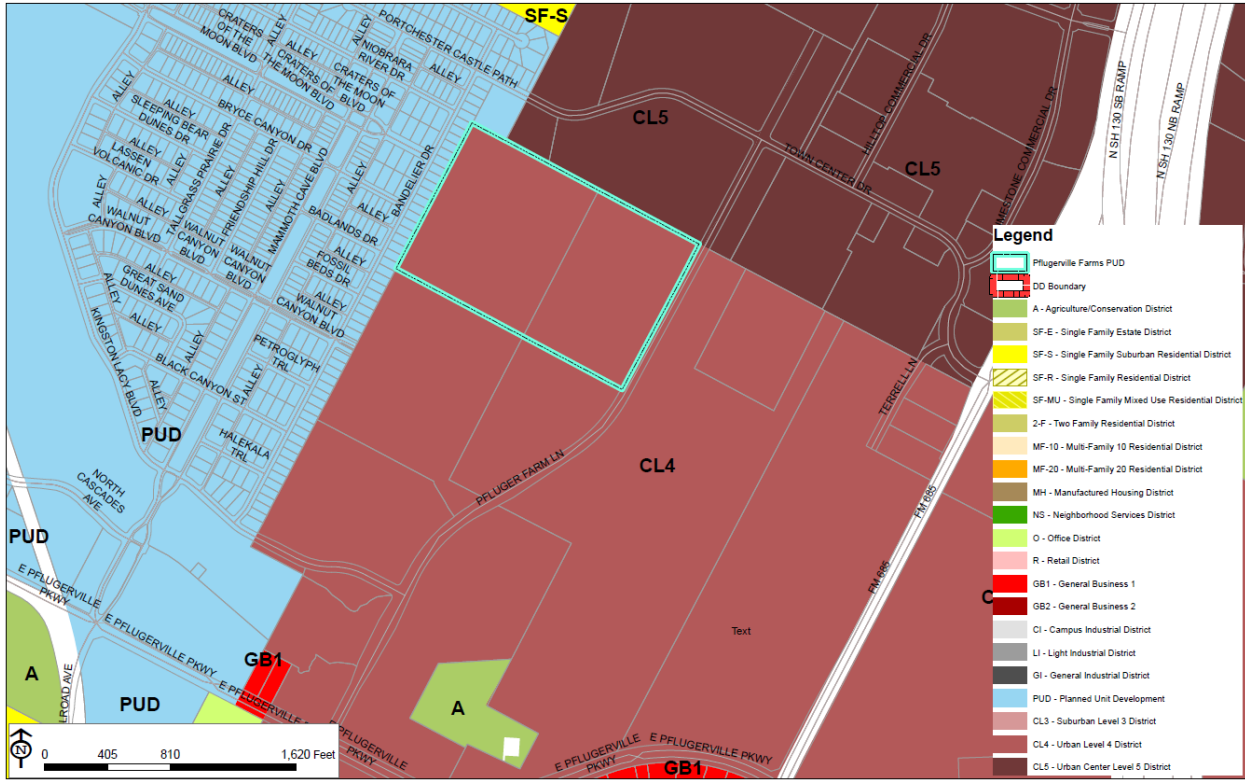
- Notification Map
- Zoning Map
- Aerial Map
- Letter from the Applicant
- Survey
- PUD Development Standards "Exhibit A" (separate attachment)

NOTIFICATION MAP:

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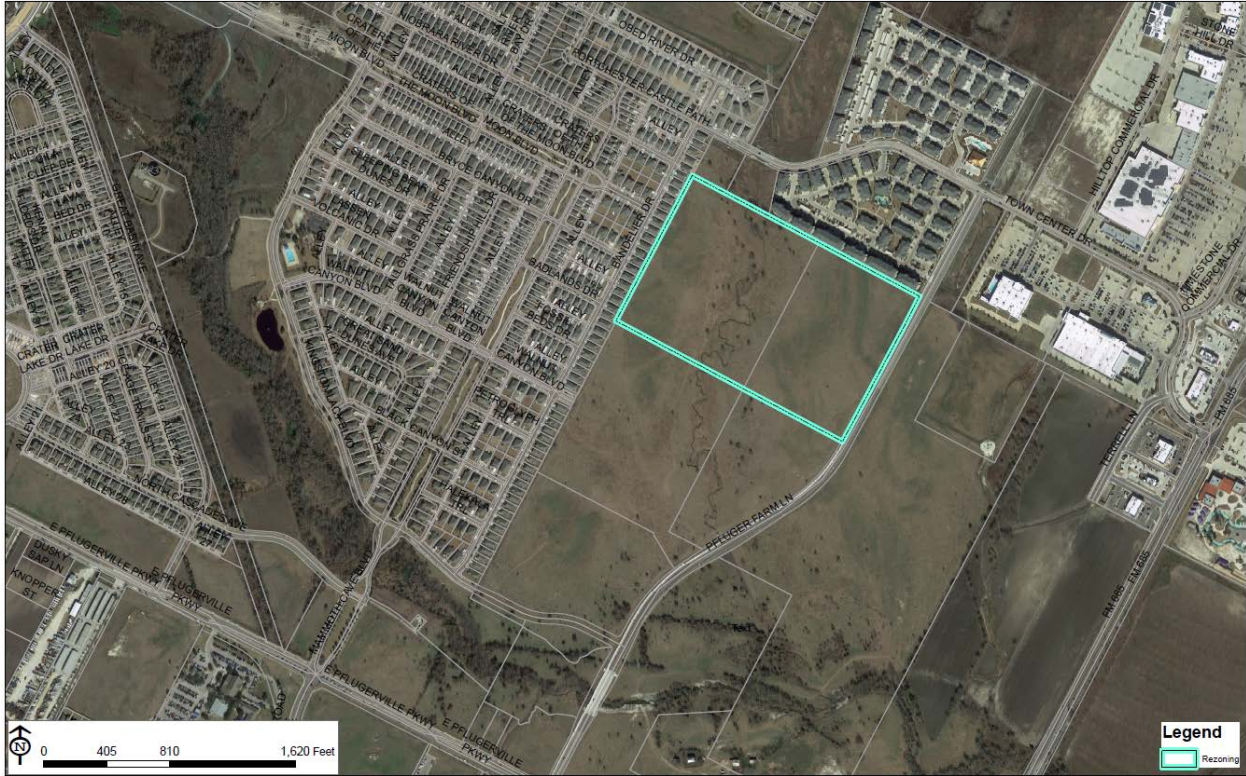


ZONING MAP:



AERIAL MAP:

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APPLICANT LETTER OF REQUEST

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October 15, 2018

Planning and Zoning Commission and City Council
Development Services Center
201-B East Pecan St.
Pflugerville, TX 78660

RE: Pflugerville Farms PUD
South of Stone Hill Park, West of Pfluger Farm Lane, Pflugerville, Texas
Planned Unit Development (PUD) Request Letter

Dear Planning and Zoning Commission and City Council,

On behalf of our client, RPC Stone Hill LP, we are requesting Planned Unit Development (PUD) for an overall tract of 40.36 acres. The subject tract is located in the City of Pflugerville, Travis County, Texas, south of Stone Hill Park and west of Pfluger Farm Lane.

The property is in the City of Pflugerville and zoning is CL4, Urban Level 4. Our client is requesting a Planned Unit Development for a proposed three-phased development. The eastern two phases would be multi-family while the third phase would be more broadly defined by the allowable uses to be listed per staff recommendations to create an appropriate transition between the multi-family and existing single family to the west. A private roadway is planned with connections to Pfluger Farm Lane with off-street parking, adjacent pedestrian pathways and proximate buildings giving the multi-family development an urban feel.

Additionally, parkland dedication would occur during the platting process in accordance with the phasing of the development, similar to as shown on Exhibit A and E.

Each exhibit attached represents the intent of the development which is to create an urban feel, and is subject to minor changes, while adhering to said intent as the project moves through the platting and development process.

Please contact our office if you have any questions or need additional information.

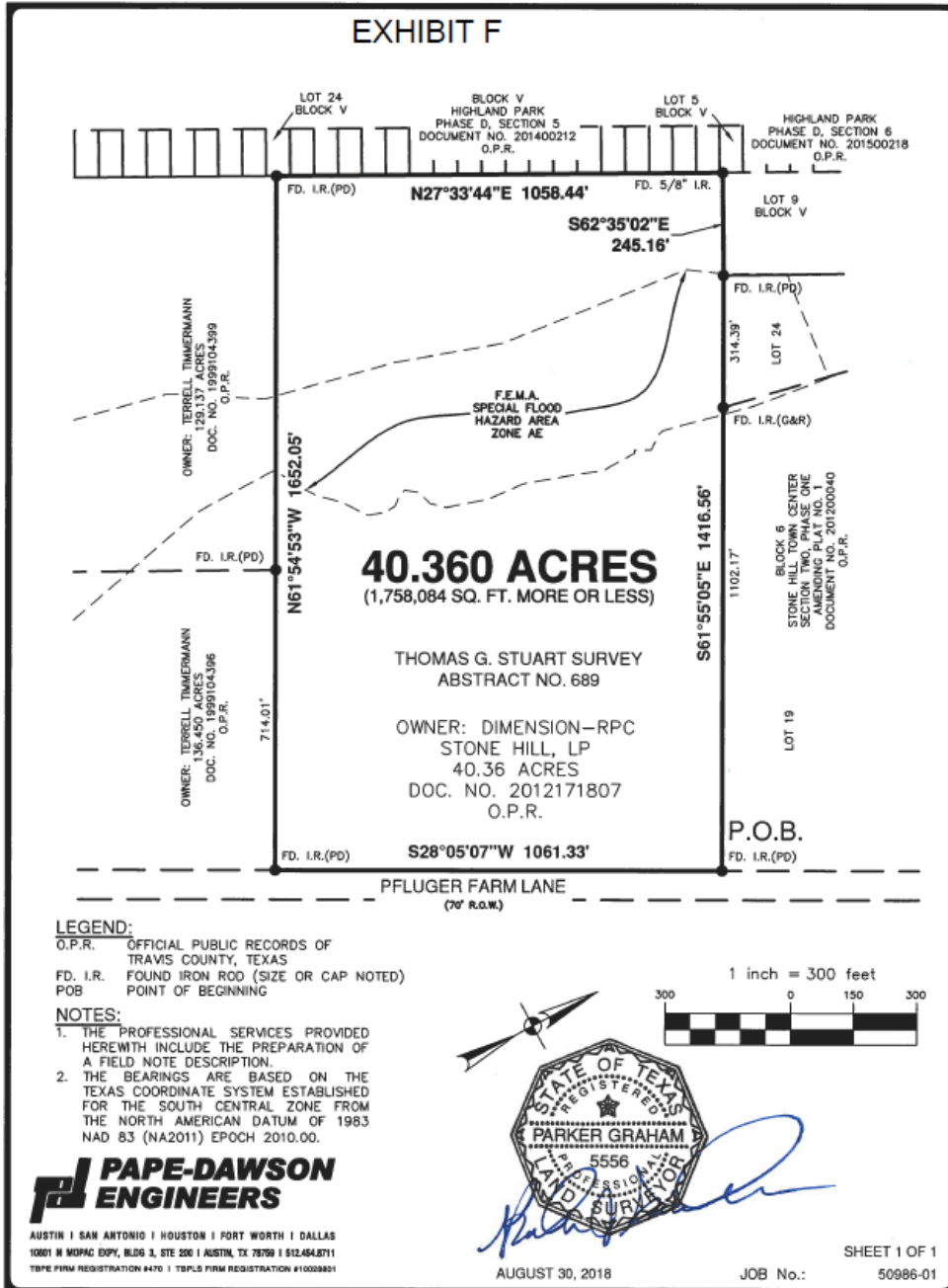
Sincerely,
Pape-Dawson Engineers, Inc.



Brent M. Tuley P.E.
Sr. Project Engineer

If: projects 509 86 01 212 Preliminary Documents Plan Processing City PUD 1st Submittal PF SUP Request Letter 2.docx

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Date: Aug 30, 2018, 1:36pm User ID: PGRHAM File: H:\Survey\GMI_V0186-01\Garbina_V03098-01_40.360 acre tract.dwg

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FIELD NOTES
FOR

A 40.360 ACRE TRACT OF LAND, SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 40.360 ACRE TRACT OF LAND IN DEED TO DIMENSION-RPC STONE HILL, LP, RECORDED IN DOCUMENT NO. 2012171807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 40.360 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING a ½" iron rod with cap stamped "Pape-Dawson" found on a point in the westerly right-of-way line of Pfluger Farm Lane (70' right-of-way width), said point being the southeast corner of Lot 19, Block 6, Stone Hill Town Center, Section Two, Phase One, Amending Plat No. 1, a subdivision according to the plat recorded in Document No. 201200040 of said Official Public Records, same being the northeast corner of said 40.360-acre tract, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE with the westerly right-of-way line of said Pfluger Farm Lane, same being the easterly boundary line of said 40.360-acre tract, **S 28°05'07" W** for a distance of **1061.33 feet** to a ½" iron rod with cap stamped "Pape-Dawson" found on a point being the northeast corner of a Remnant Portion of a called 136.450-acre tract of land in deed to Terrell Timmermann, recorded in Document No. 1999104396 of said Official Public Records, same being the southeast corner of said 31.090-acre tract, also being the southeast corner of said 40.36-acre tract, for the southeast corner hereof;

THENCE departing the westerly right-of-way line of said Pfluger Farm Lane, with, in part the northerly boundary line of the Remnant Portion of said 136.450-acre tract and, in part, the northerly boundary line of a Remnant Portion of a called 129.137-acre tract of land in deed to Terrell Timmermann, recorded in Document No. 1999104399 of said Official Public Records, same being the southerly boundary line of said 40.360-acre tract, **N 61°54'53" W** for a distance of **1652.05 feet** to a ½" iron rod with cap stamped "Pape-Dawson" found on a point in the southerly boundary line of Lot 24, Block V, Highland Park, Phase D, Section 5, a subdivision according to the plat recorded in Document No. 201400212 of the Official Public Records of Travis County, Texas, said point being the southwest corner of said 40.36-acre tract, for the southwest corner hereof;

THENCE departing the northerly boundary line of said Remnant Portion of a 129.137 acre tract, with the southerly boundary line of said Highland Park, Phase D, Section 5, with the southerly boundary line of a called Highland Park, Phase D, Section 6, a subdivision according to the plat

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40.360 Acre
Job No. 50703-33
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recorded in Document No. 201500218 of the Official Public Records of Travis County, Texas, **N 27°33'44" E** for a distance of **1058.44 feet** to a 5/8" iron rod found on a point in the southerly boundary line of Lot 5, Block V, of said Highland Park Phase D, Section 6, same being the southwest corner of Lot 9, Block V, of said Highland Park Phase D, Section 6, said point being the northwest corner of said 40.36-acre tract, for the northwest corner hereof;

THENCE departing the southerly boundary line of said Lot 5, with the southerly boundary line of said Lot 9, same being the northerly boundary line of said 40.360-acre tract, **S 62°35'02" E** for a distance of **245.16 feet** to a 1/2" iron rod with cap stamped "Pape-Dawson" found on a point being the southeast corner of said Lot 9, same being the southwest corner of Lot 24 of the aforementioned Stone Hill Town Center, Section Two, Phase One, Amending Plat No. 1, for an angle point hereof;

THENCE with, in part, the southerly boundary line of said Lot 24 and, in part, the southerly boundary line of the aforementioned Lot 19, same being the northerly boundary line of said 40.36-acre tract, **S 61°55'05" E** for a distance of **1416.56 feet** to the **POINT OF BEGINNING** and containing 40.360 acres of land in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 30, 2018
JOB No.: 50986-01
DOC.ID.: H:\survey\CIVIL\50986-01\Word\EX50986-01 40.360 acre tract.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

