

TRADITIONAL NEIGHBORHOOD

Traditional Neighborhood represents a traditional single-family detached neighborhood where each dwelling unit is located on an individual lot. Densities may vary from one neighborhood to the next, as well as within the same subdivision to encourage diverse housing options. This land use category is mostly single-family homes on smaller lots and some townhomes, duplexes, or quadplexes. Also, a small amount of neighborhood supporting retail and office employment is appropriate.



Traditional single-family homes

COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○ ○ ○	Mixed-Use, Neighborhood Scale	● ● ○
Cluster Subdivision	● ● ○	Mixed-Use, Community Scale	○ ○ ○
Single-Family, Large Lot	○ ○ ○	Mixed-Use, Regional Scale	○ ○ ○
Single-Family, Suburban Lot	○ ○ ○	Neighborhood Office and Commercial	● ● ○
Single-Family, Small Lot	● ● ●	Regional Office and Commercial	○ ○ ○
Accessory Dwelling Unit	● ● ●	Neighborhood Shopping Center	● ● ○
Townhome	● ● ○	Regional Shopping Center	○ ○ ○
Duplex	● ● ○	Light Industrial/Flex Space	○ ○ ○
Triplex/Fourplex	● ● ○	Heavy Industrial	○ ○ ○
Bungalow/Cottage Court	● ● ○	Civic/Recreation	● ● ●
Courtyard/Garden Apartment	○ ○ ○		
Urban Apartment	○ ○ ○		

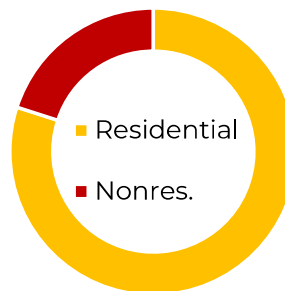
● ● ● Appropriate primary uses

● ● ○ Conditional as primary uses

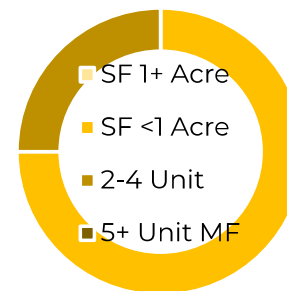
○ ○ ○ Inappropriate use

Figure 3.8. Traditional Neighborhood

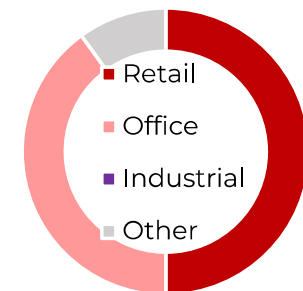
Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix



MIXED-USE NEIGHBORHOOD

Mixed-Use Neighborhood development incorporates different uses such as office, retail, commercial and residential in one area. Mixed-use development can be either vertical or horizontal. Vertical mixed-use describes a single structure with multiple uses within the structure. Typically retail or office is located on the ground floor while residential or office utilizes the upper floors. Horizontal mixed-use describes multiple uses next to each other in a single development or in close proximity. Uses can be located within a single structure, or in separate buildings adjacent to each other. These developments are intended to encourage users to not rely on vehicles and promote a pedestrian friendly experience. By mixing uses and having them in proximity, developments are more walkable than traditional suburban commercial development. These types of developments generally, incorporate amenities like plazas, public seating, and pedestrian features.



Mixed-Use Neighborhood building at an intersection

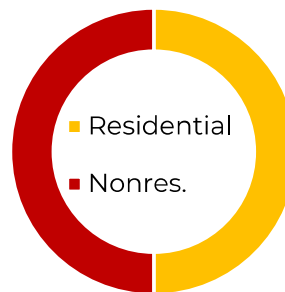
COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○○○	Mixed-Use, Neighborhood Scale	●●●
Cluster Subdivision	○○○	Mixed-Use, Community Scale	●●○
Single-Family, Large Lot	○○○	Mixed-Use, Regional Scale	○○○
Single-Family, Suburban Lot	○○○	Neighborhood Office and Commercial	●●○
Single-Family, Small Lot	●●○	Regional Office and Commercial	○○○
Accessory Dwelling Unit	●●●	Neighborhood Shopping Center	●●○
Townhome	●●●	Regional Shopping Center	○○○
Duplex	●●●	Light Industrial/Flex Space	○○○
Triplex/Fourplex	●●●	Heavy Industrial	○○○
Bungalow/Cottage Court	●●○	Civic/Recreation	●●●
Courtyard/Garden Apartment	○○○		
Urban Apartment	○○○		

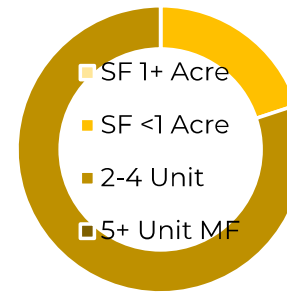
●●●	Appropriate primary uses
●●○	Conditional as primary uses
○○○	Inappropriate use

Figure 3.12. Mixed-Use Neighborhood

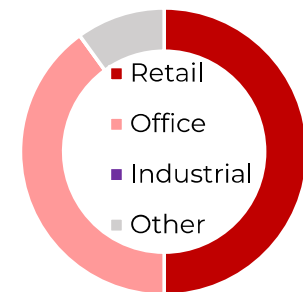
Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix



MIXED-USE COMMERCIAL

The Mixed-Use Commercial future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, entertainment, and high-density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Residential Uses - Low-rise single-family, retirement, and middle housing types are desired for compatibility with existing adjacent neighborhoods. New housing should be thoughtfully integrated into neighborhood corner development and, where feasible, safe, and convenient connections from existing neighborhoods should be provided. In many cases, the layout of existing neighborhoods may preclude direct walking connections to neighborhood corners.



Mixed-use office and retail

COMPATIBILITY OF NEW USES AND BUILDING TYPES

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Cluster Subdivision	○ ○ ○	Mixed-Use, Community Scale	● ● ●
Single-Family, Large Lot	○ ○ ○	Mixed-Use, Regional Scale	● ● ●
Single-Family, Suburban Lot	○ ○ ○	Neighborhood Office and Commercial	○ ○ ○
Single-Family, Small Lot	○ ○ ○	Regional Office and Commercial	● ● ○
Accessory Dwelling Unit	○ ○ ○	Neighborhood Shopping Center	○ ○ ○
Townhome	○ ○ ○	Regional Shopping Center	● ● ○
Duplex	○ ○ ○	Light Industrial/Flex Space	○ ○ ○
Triplex/Fourplex	○ ○ ○	Heavy Industrial	○ ○ ○
Bungalow/Cottage Court	○ ○ ○	Civic/Recreation	● ● ●
Courtyard/Garden Apartment	● ● ●		
Urban Apartment	● ● ●		

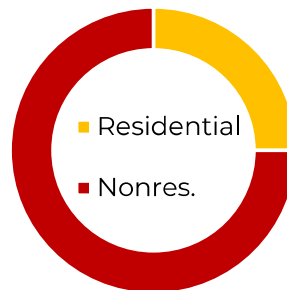
● ● ● Appropriate primary uses

● ● ○ Conditional as primary uses

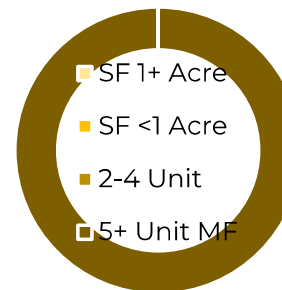
○ ○ ○ Inappropriate use

Figure 3.13. Mixed-Use Commercial

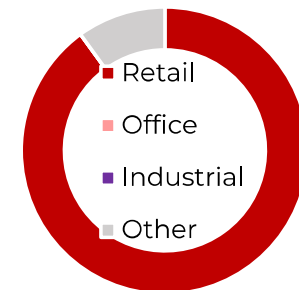
Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix



PARKS AND OPEN SPACE

This land use category is intended to preserve open spaces for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running throughout the City. Parks, trails, and other recreational amenities should be integrated into and easily accessible from residential neighborhoods and developments. These uses are typically allowed in any zoning district; therefore, future park locations are not identified on the Future Land Use Map but are identified in the Parks and Open Space Master Plan.



Lake Pflugerville

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Single-Family, Small Lot	○ ○ ○	Regional Office and Commercial	○ ○ ○
Accessory Dwelling Unit	○ ○ ○	Neighborhood Shopping Center	○ ○ ○
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Bungalow/Cottage Court	○ ○ ○	Civic/Recreation	● ● ●
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Urban Apartment	○ ○ ○		

● ● ● Appropriate primary uses

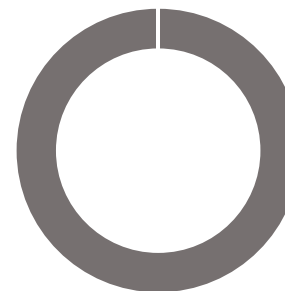
● ● ○ Conditional as primary uses

○ ○ ○ Inappropriate use

Figure 3.17. Parks and Open Space
Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix

