

**STAFF REPORT**

<b>Planning and Zoning:</b>	2/4/2019	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2018-7206	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
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**SUBJECT:** Discuss and consider the Infrastructure and Land Use Study associated with Pflugerville's Historic Colored Addition Subdivision.

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**Overview:**

The Colored Addition Subdivision is a subdivision that was created in 1910 and is located north of Pecan St., generally east of Swenson Farms Blvd. The subdivision was established in a grid pattern with a total of five public streets, 55 lots with alley access, and a one-acre school lease area. Over time, portions of four public streets were constructed, leaving remaining segments and alleys unimproved. Water and wastewater utility infrastructure was installed over time, however the existing infrastructure may not be sufficient for the current or planned land uses. In order to determine the needs of the area, the City of Pflugerville has initiated an Infrastructure and Land Use Study with the assistance of a consultant, Halff Associates.

On Wednesday, October 3<sup>rd</sup>, 2018, the City of Pflugerville hosted an open house to listen and discuss the community's visions for the Colored Addition Subdivision and what public improvements, if any, should be completed in the area. Staff representatives from the Planning and Engineering Departments engaged with residents to discuss future land use goals and potential infrastructure improvements for the area. Preliminary land use and public infrastructure drafts created by city staff and the consultant, Halff Associates, were shown at the open house to encourage open discussion and critique. Based on feedback received at the meeting, city staff drafted another potential future land use plan which responded to the public comment gathered. The land use options are provided below and are intended to be utilized to better estimate the public improvements needed in the area – no zoning changes are associated with the scope of the study.

**Open House Community Feedback:**

Pflugerville's Future Land Use map describes the Colored Addition Subdivision area as low to medium density residential. Many of the residents strongly agreed with this forecast of the area. Based on the feedback from open house participants and property owners, the consensus was low density residential shall continue in the subdivision in the areas where residential currently exists. Also, existing vacant properties shall remain as open space or future low density residential with some form of historical classification. The overall consensus found it reasonable that existing commercial entities adjacent to W. Pecan Street would more than likely remain commercially-oriented due to the overall trend and access to W. Pecan Street, an arterial-level street. St. Mary's Baptist Church functions as an anchor institution to the subdivision and also to the greater Pflugerville area due to its continued presence in the community; this consensus also exists with the cemeteries directly west to the subdivision. Many articulated the historical and cultural importance of both.

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Generally, residents were aware of the existing commercial businesses near the intersection of Lincoln Avenue and Russell Street. Some could envision the commercial land uses staying and expanding, while others envisioned residential land uses. Study participants did communicate the need to generally clean up the area and remove any non-conforming uses or sites. The unwanted vehicle critiques were also met with the need for proper parking facilities within the subdivision. Overall, many residents did not envision or desire the land uses in the Colored Addition Subdivision to dramatically change in the near future.

In the preliminary land use scenarios, city staff proposed alternative ways of achieving drainage mitigation and historical representation. The land use scenarios identified properties which were found appropriate for a shared open space and a drainage facility. The area identified as open space was generally well received, with the condition that the land remain in private ownership for private gatherings or be used by the church for future expansions. The drainage proposal received negative feedback so city staff removed it from the latest draft as the majority of the study participants directed. The extension of Lincoln Avenue to Swenson Farm Boulevard was generally supported for additional circulation if the following conditions were mitigated: proper acquisition of property, analysis of traffic patterns including the addition of calming devices if warranted, construction of drainage mechanisms, and improvement of pedestrian safety. Some residents did fear the extension westward would change the residential character of the area and increase the overall traffic of the subdivision.

After analyzing all qualitative data gathered from the open house responses and individual discussions with property owners, city staff drafted a new land use scenario, land use option 3, which was designed with all of the future land use visions of the community and subdivision property owners in mind. The revised land use option was presented to the Planning and Zoning Commission as a discussion item at the December 3, 2018 meeting with an intent of receiving feedback from the Commission and offering the public additional opportunity to provide feedback. Public notice was emailed out to all attendees of the open house, as well as all property owners within the subdivision. Mailed notice was also provided to the property owners within the subdivision.

Once receiving feedback from the Planning and Commission and community, staff has drafted the recommended land use plan and roadway layout. The recommended plan attempts to take in to consideration all feedback received while balancing best planning and engineering practices. The revised plan will be presented at the Planning and Zoning Commission meeting for discussion and consideration.

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**LOCATION MAP:**

