

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE AMENDING SUBCHAPTER 4 ESTABLISHMENT OF DISTRICTS AND BOUNDARIES TO ADD CLARIFICATION TO THE UNIT MIX REQUIREMENT IN THE MULTI-FAMILY SUBURBAN RESIDENTIAL DISTRICT (MF-S) AND MULTI-FAMILY URBAN RESIDENTIAL DISTRICT (MF-U); AND SUBCHAPTER 5 ESTABLISHMENT OF OVERLAYS AND SPECIAL DISTRICTS TO ADD UNIT MIX REQUIREMENTS FOR MULTI-FAMILY DEVELOPMENTS IN THE SUBURBAN LEVEL 3 (CL3), URBAN LEVEL 4 (CL4) AND URBAN CENTER LEVEL 5 (CL5) DISTRICTS (CA1106-01); REPLACING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the Unified Development Code on September 8, 2009, which included a unit mix requirement for the Multi-Family Suburban Residential District (MF-S) and Multi-Family Urban Residential District (MF-U); and

WHEREAS, the unit mix requirement did not account for units having more than three bedrooms and did not include the Suburban Level 3 (CL3), Urban Level 4 (CL4) and Urban Center Level 5 (CL5) districts which allow for multi-family land uses; and

WHEREAS, the proposed text amendments will ensure the requirement applies to all multi-family units and uniformity will be provided to all multi-family districts within the City; and

WHEREAS, the City Council recognizes the conditions included with the text amendment are intended to protect the health, safety and general welfare of the community; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

THAT the Code of Ordinances of the City of Pflugerville, Texas, is hereby amended by amending the tables found in Chapter 157: Subchapter 4(A)(4), Subchapter 4(A)(6), Subchapter 5(B)(10) Table 2, which said sections shall read as follows:

I.

| General Regulations Suburban Districts | A | SF-S | 2-F | | MF-S | | | MH |
|--|---------|-------------|-------------|-------------|-------------|-------------|-------------------------------|-------------|
| | All | All | SF Attached | Duplex | Duplex | SF Attached | Multi-Family/ Assisted Living | All |
| Minimum Lot Area | 3 acres | 9,000 sq ft | 4,000 sq ft | 9,000 sq ft | 9,000 sq ft | 3,000 sq ft | NA | 9,000 sq ft |
| Minimum Lot Width | 70' | 70' | 32' | 70' | 70' | 25' | NA | 70' |

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|---|------|------|-------------------------|------|------|------|-------------------|------|
| Minimum Width (cul-de-sac chord length) | 45' | 45' | 32' | 45' | 45' | 25' | NA | 45' |
| Minimum Lot Depth | 125' | 125' | 125' | 125' | 125' | 125' | NA | 125' |
| Minimum Front Street Yard | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| Minimum Side Street Yard (corner lots) | 15' | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Minimum Interior Side Yard | 7.5' | 7.5' | 7.5' and 0' on interior | 7.5' | 7.5' | 7.5' | 15' | 15' |
| Minimum Interior Side Yard (abutting SF-S zoning or existing single family detached unit) | 7.5' | 7.5' | 7.5' | 7.5' | 7.5' | 7.5' | 50' | 15' |
| Minimum Rear Yard | 20' | 20' | 20' | 20' | 15' | 15' | 15' | 15' |
| Minimum Rear Yard (abutting SF-S zoning or existing single family detached unit) | 20' | 20' | 20' | 20' | 20' | 20' | 50' | 20' |
| Single Family Adjacency Vegetative Bufferyard | NA | NA | NA | NA | NA | NA | 30' | NA |
| Maximum Lot Coverage | NA | NA | NA | NA | 40% | 40% | 40% | NA |
| Maximum Density (units per acre) | NA | NA | NA | NA | NA | NA | 10 units per acre | NA |

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|-----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|---|-----------|
| Minimum Dwelling Unit area | 1,400 sq ft | 1,400 sq ft | 1,200 sq ft | 1,200 sq ft | 1,200 sq ft | 1,200 sq ft | 450 sq ft | 650 sq ft |
| Unit Mix Required | NA | NA | NA | NA | NA | NA | Min. 40% 1 Bed / Studio Max 10% 3 or more Bed | NA |
| Maximum Units per Structure | NA | 1 | 2 | 6 | 2 | 6 | NA | NA |
| Maximum Building Length | NA | NA | NA | NA | NA | 200' | NA | NA |

| General Regulations Urban Districts | SF-U | | | MF-U | | |
|---|---------------|---------------|-----------------|---------------|---------------|--|
| | SF Detached | SF Attached | Non-residential | SF Detached | SF Attached | Multi-Family Mixed-Use Non-residential |
| Minimum Lot Area | 5,000 sq ft | 3,600 sq ft | NA | 4,000 sq ft | 2,000 sq ft | NA |
| Minimum Lot Width | 40' | 30' | NA | 40' | 25' | NA |
| Minimum Width (cul-de-sac chord length) | Not Permitted | Not Permitted | NA | Not Permitted | Not Permitted | NA |
| Minimum Lot Depth | 120' | 120' | NA | 90' | 80' | NA |
| Minimum Front Street Yard | 5' | 5' | 5' | 5' | 5' | 5' |
| Maximum Front Street Yard | 10' | 10' | 10' | 10' | 10' | 10' |
| Minimum Side Street Yard | 10' | 10' | 10' | 10' | 10' | 10' |
| Minimum Interior Side Yard | 5' | 5' | 10' | 5' | 5' | 10' |

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|---|-------------|-------------|-----|-------------|-------------|--|
| Minimum Interior Side Yard (abutting SF-S zoning or existing single family detached unit, not SF-U) | 10' | 15' | 50' | 10' | 15' | 50' |
| Minimum Rear Yard | 40' | 30' | 15' | 40' | 30' | 15' |
| Minimum Rear Yard (abutting SF-S zoning or existing single family detached unit, not SF-U) | 40' | 30' | 50' | 40' | 30' | 50' |
| Single Family Adjacency Vegetative Bufferyard (See Subchapter 11) | NA | NA | 30' | NA | NA | 30' |
| Maximum Lot Coverage | NA | NA | NA | NA | NA | NA |
| Maximum Density | NA | NA | NA | NA | NA | 20/acre |
| Minimum Dwelling Unit area | 1,200 sq ft | 1,000 sq ft | NA | 1,200 sq ft | 1,000 sq ft | 450 sq ft |
| Unit Mix Required | NA | NA | NA | NA | NA | Min. 40% 1 Bed / Studio Max 10% 3 or more Bed |
| Maximum Units per Structure | NA | 6 | NA | NA | 6 | NA |
| Maximum Building Length | NA | 200' | NA | NA | 200' | 200' |

| Table 2: General Regulations | BASE DEVELOPMENT | | | | |
|---|-----------------------|-----------------------|-----------------|-----------------------|---------------------------|
| | Suburban (Level 3) | | Urban (Level 4) | | Urban Center (Level 5) |
| | SF Detached | Duplex/SF Attached | SF Detached | Duplex/SF Attached | |
| Minimum Lot Area (Residential) | 5,000 sq ft | 3,000 sq ft | 5,000 sq ft | 3,000 sq ft | 3,000 sq ft |
| Minimum Lot Area (Non-Residential and Multi-Family) | NA | | NA | | NA |
| Minimum Lot Width (Residential) | 40' | 30' | 30' | | 25' |
| Minimum Lot Width (Non-residential and Multi-Family) | 45' | | 25' | | 25' |
| Minimum Width (cul-de- sac) | NA | | NA | | NA |
| Minimum Lot Depth | NA | | NA | | NA |
| Minimum Front Street Yard | 20' | | 15' | | 10' |
| Maximum Front Street Yard | NA | | NA | | NA |
| Minimum Side Street Yard | 20' | | 15' | | 10' |
| Street Build-to-Line Range | NA | | NA | | NA |
| Percentage of structure frontage that must be within the range of the Build-to-Line (first and second story) | NA | | NA | | NA |
| Minimum Interior Side Yard | 10' sum of both | | 10' sum of both | | 10' sum of both |
| Minimum Rear Yard | 15' | | 10' | | 10' |
| Sky Exposure Angle (in degrees, measures at 14' above the end of the 50' bufferyard) | 45 | | 45 | | 45 |

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| Minimum Building Separation | 10' | 10' | 10' |
| Maximum Lot Coverage (does not include Parking Structures) | 40% | 55% | 70% |
| Maximum Impervious Coverage (includes Parking Structures) | 50% | 70% | 80% |
| Maximum Floor Area Ratio (FAR) (does not include Parking Structures) | .6 | 1 | 2 |
| Maximum Floor Area Ratio After incentives (FAR) | 1.2 | 2 | 4 |
| Minimum Density (units per acre) | 6 | 10 | 15 |
| Maximum Density (units/acre) | 12 | 20 | 25 |
| Maximum Density After Incentives (units per acre) | 18 | 30 | 38 |
| Minimum Primary Dwelling Unit area | 1200 sq ft | 700 sq ft | 700 sq ft |
| Minimum Accessory Dwelling Unit area | 600 sq ft | 600 sq ft | 600 sq ft |
| Multi-Family Unit Mix Required | Min. 40% 1 Bed / Studio Max 10% 3 or more Bed | Min. 40% 1 Bed / Studio Max 10% 3 or more Bed | Min. 40% 1 Bed / Studio Max 10% 3 or more Bed |

| Table 2: General Regulations | TRADITIONAL NEIGHBORHOOD DEVELOPMENT | | | |
|---|--------------------------------------|----------------|-----------------|---------------------------|
| | Suburban (Level 3) | | Urban (Level 4) | Urban Center (Level 5) |
| | SF Detached | SF Attached | | |
| Minimum Lot Area (Residential) | 5,000 sq ft | 3,000 sq ft | 3,000 sq ft | 2,000 sq ft |
| Minimum Lot Area (Non-Residential and Multi-Family) | NA | | NA | NA |
| Minimum Lot Width (Residential) | 40' | 30' | 30' | 25' |
| Minimum Lot Width (Non-Residential and Multi-Family) | 40' | | 18' | 18' |
| Minimum Width (cul-de-sac) | NA | | NA | NA |
| Minimum Lot Depth | NA | | NA | NA |
| Minimum Front Street Yard | NA | | NA | NA |
| Maximum Front Street Yard | NA | | NA | NA |
| Minimum Side Street Yard | NA | | NA | NA |
| Street Build-to-Line Range | 10-20' | | 10-20' | 0-10' |
| Percentage of structure frontage that must be within the range of the Build-to-Line (first and second story) | 30% | | 40% | 50% |
| Minimum Interior Side Yard | 6' sum of both | | NA | NA |
| Minimum Rear Yard | 10' | | NA | NA |
| Sky Exposure Angle (in degrees, measures at 14' above the end of the 50' bufferyard) | 45 | | 45 | 45 |
| Minimum Building Separation | 6' | | NA | NA |

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|--|--|--|--|
| Maximum Lot Coverage (does not include Parking Structures) | 60% | 70% | 85% |
| Maximum Impervious Coverage (includes Parking Structures) | 70% | 80% | 90% |
| Maximum Floor Area Ratio (FAR) (does not include Parking Structures) | 1 | 2 | 3 |
| Maximum Floor Area Ratio After incentives (FAR) | 2 | 4 | 6 |
| Minimum Density (units per acre) | 6 | 10 | 15 |
| Maximum Density (units/acre) | 15 | 25 | 30 |
| Maximum Density After Incentives (units per acre) | 23 | 38 | 45 |
| Minimum Primary Dwelling Unit area | 1200 sq ft | 700 sq ft | 700 sq ft |
| Minimum Accessory Dwelling Unit area | 600 sq ft | 600 sq ft | 600 sq ft |
| Multi-Family Unit Mix Required | Min. 40% 1 Bed / Studio Max 10% 3 or more Bed | Min. 40% 1 Bed / Studio Max 10% 3 or more Bed | Min. 40% 1 Bed / Studio Max 10% 3 or more Bed |

II.

Severability.

If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

III.

Effective Date.

This Ordinance will take effect upon its adoption by the City Council and publication of the caption hereof in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this 9th day of August, 2011.

CITY OF PFLUGERVILLE, TEXAS

By: _____
Jeff Coleman, Mayor

ATTEST:

Karen Thompson, City Secretary

APPROVED AS TO FORM:

Floyd Akers, City Attorney