
STAFF REPORT

Planning & Zoning:	08/02/2021	Staff Contact:	Emily Draughon, Planner II
City Council:	08/24/2021	E-mail:	emilyd@pflugervilletx.gov
Case No.:	REZ2101-01	Phone:	512-990-6300

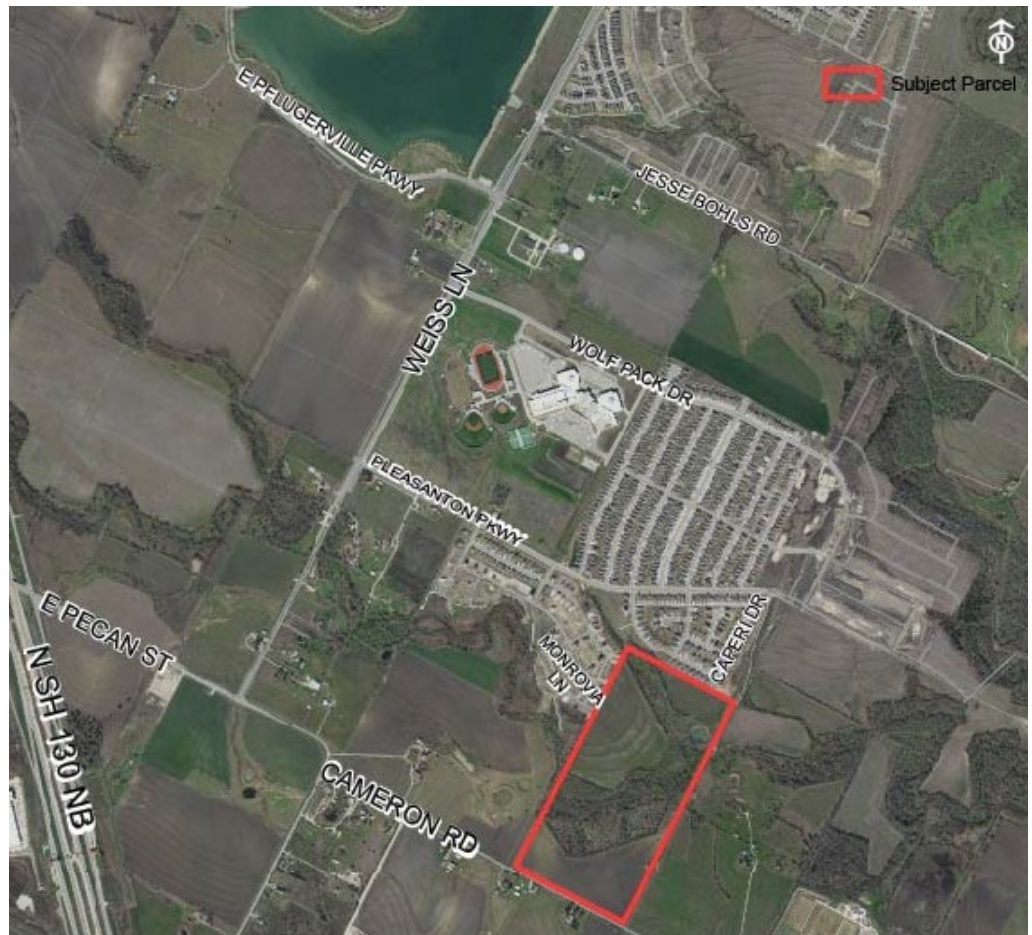
SUBJECT: To receive public comment and consider an application to rezone approximately 96.341-acre tract of land located north of Cameron Road and west of the 1849 Park, from Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district; to be known as the Cameron 96 PUD Rezoning (REZ2101-01).

LOCATION:

The proposed development is located at the southeast boundary of the city limits on the north side of Cameron Road, generally east of SH 130 and west of 1849 Park. The northern portion of the project is located adjacent to the southeast boundary of the Carmel Subdivision, Carmel West Phase 2.

SITE ANALYSIS

The subject parcel has historically been agricultural and is unimproved. A wide swath of floodplain bisects the land from west to east as well as slicing the northern portion into half as well. This area is required to be largely untouched to remain in compliance with the FEMA standards for floodplain preservation. There is an electrical easement located along the eastern boundary of the parcel.



There are two road stubs into the northern portion of the tract, Monrovia Lane, and Caperi Drive. According to the 2019 Transportation Master Plan, Cameron Road is anticipated to be a 6-Lane Major Arterial Road. Right of Way dedication will be required for the future expansion of Cameron Road.

SURROUNDING ZONING AND LAND USE: The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

Adjacent	Zoning District	Existing Land Use
North	SF-R	Carmel Subdivision
South	Austin ETJ	Homestead
East	ETJ/A	Homestead
West	A/ETJ	Vacant

ZONING HISTORY: The property was annexed on March 9, 2021 (ORD 1482-21-03-09) and zoned to Agriculture/Development Reserve (A) at that time.

The Agriculture/Development Reserve (A) District identifies where agricultural uses may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped but identified as an area with growth potential.



PROPOSED REQUEST:

The applicant has proposed to rezone the 96-acre tract of land, described above, from the Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district to establish a mixed-use, residentially focused development with open space provided throughout. The proposal includes the creation of up to 383 residential units and roughly 5 acres of land for commercial development. The Cameron 96 PUD is envisioned to provide a residential product type unique in the Pflugerville area. The proposed development standards included in the PUD will establish expectations of land use, density, and a design that could not otherwise be achievable through standard zoning. The development will take place in three phases outlined in Exhibit “F” of the PUD document.

A Planned Unit Development (PUD) is intended to establish a unique and comprehensive development which mixes land uses and/or utilizes innovative design that may not be otherwise achievable through conventional zoning or subdivision regulations. The Planning and Zoning Commission shall provide a recommendation with any associate conditions to City Council.

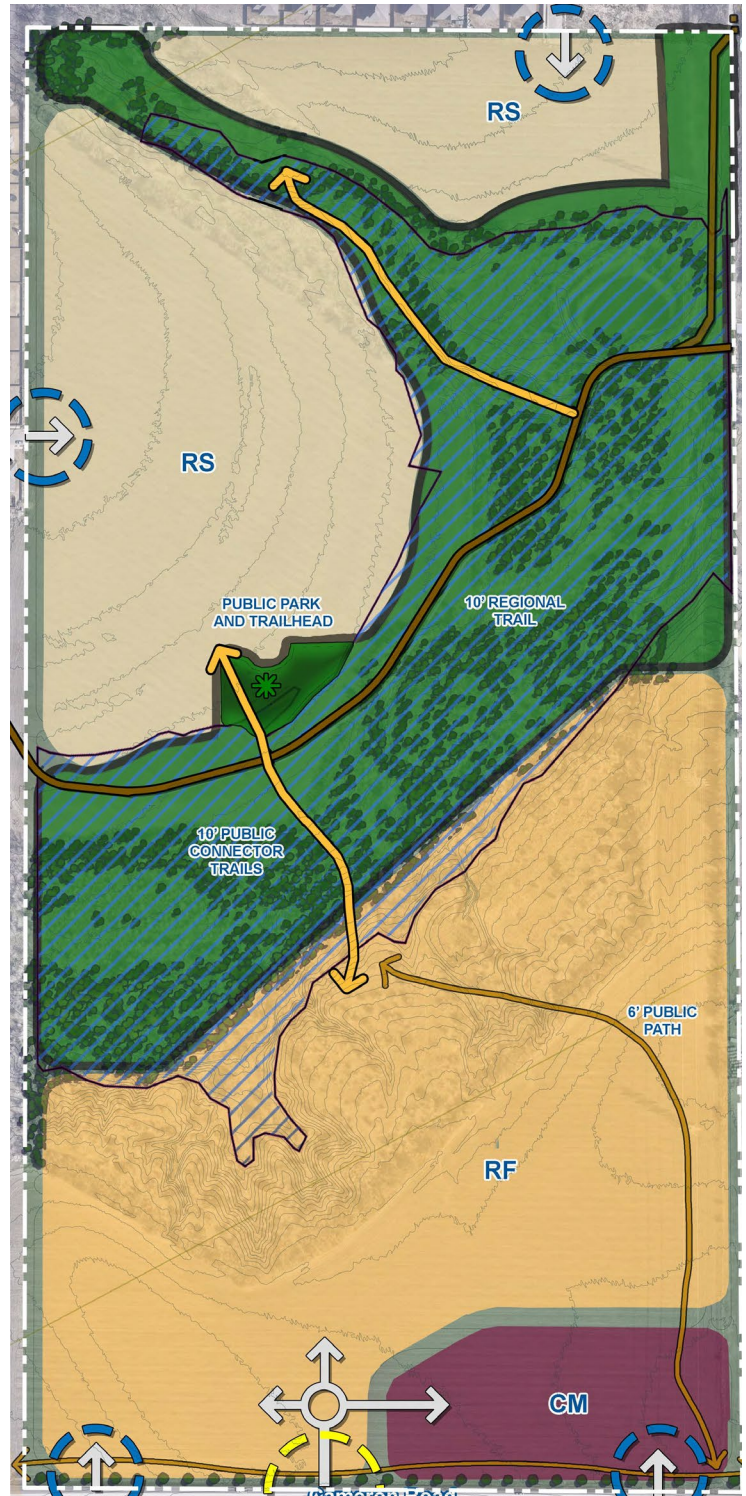
Development Areas:

The parcel has been divided into four sub-development areas for purposes of establishing expectations throughout the development. The floodplain acts as a natural division between the sub-development zones. As discussed in the PUD, the development pattern of the northern zone is to have a low-density single-family neighborhood compatible with the adjacent Carmel Subdivision. The central floodplain region will be retained for parkland and open space. The following are the development areas on the northern portion:

- *Residential Single-Family (RS):* The RS area, approximately 24 acres, is proposed to continue the recent pattern of single-family detached homes in a traditional neighborhood arrangement, creating up to 83 lots. The lots are planned to be a minimum 60-feet wide with a minimum lot size of 7,500 square feet. Development within the RS area will be constructed in a “lot-and-block” subdivision framework, with homes fronting on public streets and per-unit private parking. The development will include multiple pedestrian points of access to the public parkland and Wilbarger Greenway trail system.

The central portion will be preserved for parkland and open space. A trail system is proposed for this area and will connect to the nearby trails as well as connect the homes in the northern portion to the commercial and retail possibilities in the southern portion.

- *Parks Facilities and Open Space (PF):* The PF District, approximately 31



acres, will be included to facilitate the public parkland and Wilbarger Greenway Trail area within the development, including floodplain and connector trails.

The southern portion, located below the floodplain, is envisioned as two different sub-development zones. The larger piece will be a rental residential community designed similarly to single-family but with a density more akin to multi-family. The remainder will include opportunities for commercial business and will be localized in the southeast corner. The following are the development areas for the southern portion:

- Residential Flex (RF): The RF area, approximately 36 acres, is intended to provide “missing middle” housing at a dense scale that is needed to support future employment development along Cameron Road. RF is anticipated to be developed as a single lot community of individual yard*



The Yard home concept relies on a multitude of public and private spaces. In addition to community social spaces and amenities, there are localized neighbor social spaces and small private backyards that collectively define this unique product.

homes, designed for residents who prefer single-family homes in an efficient, affordable environment. The mid-density (roughly 9 units/acre, 300 units in total), “highly amenitized” environment is compatible with single-family and will be designed to have pedestrian and vehicular connection into the adjacent Commercial Mixed (CM) area and orient buildings in an integrated fashion.

- Commercial Mixed (CM): The CM area, approximately 5 acres, will allow for future mixed commercial development to serve the adjacent residential areas. The CM commercial development is intended to be a community-focused employment center with a mix of non-residential uses supportive to the adjacent residential. The commercial aspects will be integrated with the RF area through pedestrian walkways, multi-sided retail, and primary building*

STAFF REPORT

orientation towards Cameron Road. Desired uses include retail, restaurants, professional office, and medical offices. The CM area is intended to have a mix of employment and retail opportunities to support the adjacent residential use. A variety of non-residential uses will also give nearby residents the ability to live, work, and play in proximity.

Land Use:

The land uses proposed within the PUD are a modification of the Single-Family Residential (SF-R), Multi-Family 10 (MF-10), and General Business 1 (GB1) zoning districts land uses (refer to the attached PUD). Land uses not listed in the PUD will not be permitted. Proposed modifications include the removal of several intense use-types not appropriate adjacent to residential developments. Such uses include automobile dominant land uses like a drive thru and gas stations. Standard “garden style” multifamily developments have also been removed from the approved land use list. There are also proposed land use inclusions, such as bike repair shops, co-op style business centers, and a small health/fitness center not specifically identified in the GB1 zoning district. Additional provisions have been provided with the land use table which specify development standards not currently required by the UDC and restricts free standing structures for several uses. Any land uses identified with conditional uses such as the single-family detached homes inside the RS zoning district, will revert to the UDC which requires a mixture of lot sizes.

Development Standards:

Development standards proposed for the Cameron 96 development are intended to offer flexibility, compatibility between the residential and non-residential portions, and to create a walkable design where buildings and site design contain wide sidewalks with street trees to establish a pedestrian oriented project. Subsection 4 of the PUD document identifies the specific development standards proposed for the development areas.

The Residential Single-Family (RS) portion design is intended to complement the existing Carmel neighborhood due to the direct roadway connections into the subdivision. In all areas where the PUD is silent, the RS district will follow the Single-Family Residential (SF-R) zoning district standards in the City’s Unified Development Code (UDC). Examples where the UDC will prevail include the setback requirements as well as the lot widths and depths. The RS zone will have a mixture of lot sizes that will be greater than what is currently available in the area. The largest lot size will be 9,000 square feet and the smallest is 7,500 square feet, the lot widths will also vary with the minimum lot width set at 60-feet. The development standards also include a required dwelling size mix, wherein 30% of the homes must be a minimum 1,700 square feet and at no time shall a home be smaller than 1,400 square feet.

The Residential Flex (RF) zone is projected to provide for a denser, walkable, residential rental product with private amenities throughout. The development standards will default to the Multi-Family 10 (MF-10) zoning district where not addressed by the PUD. The unit mix provides for a variety of sizes that differ from the UDC, including single unit as well as two-unit structures with a maximum 15% providing 3 or more bedrooms. The minimum dwelling unit size is 630 square feet, a slight increase from the MF-10 standards which require a minimum 600 square feet. Each yardhome will have a private, fenced in rear

yard that must be a minimum 240 square feet. No unit will be taller than 35 feet to preserve the single-family residential quality.

The Commercial Mixed (CM) segment is envisioned to serve the nearby residents and future residents of the area. The intent is to have a more urban, walkable environment that caters to pedestrians coming from the Carmel neighborhood to the north, both the RF and RS zones, as well as walking along Cameron Road. The PUD has both a minimum and maximum setback to ensure that there is adequate space for the streetscape yard and sidewalk but to also prevent parking areas from locating between Cameron Road and the buildings. To further this mission of a more urban feel, and to complement the future expansion of Cameron Road, the buildings are required to be a minimum two-stories. The CM zone will revert to the General Business 1 (GB1) requirements of the UDC where the PUD is silent.

Architectural:

Emphasis within the PUD is focused on establishing a pedestrian oriented development with images conveying the vision for the style and building form. In all areas where the PUD is silent, the architecture requirements will default to Subchapter 9 of the UDC.

RF Zone:

The RF zone will most closely resemble a single-family neighborhood with single unit detached homes, duplex attached homes, or townhome attached units. In places where the PUD is silent, the architecture will default to Subchapter 9.1 of the UDC for the single-family detached and duplex structure requirements. An example of the design and product type has been provided alongside the text; however, the PUD does not explicitly require this style of architecture.



The structures adjacent to Cameron Road will be oriented onto Cameron Road to further enhance the walkable environment of the area. A mixture of buildings materials has been identified as well as a requirement to prevent duplication of façade design located side-by-side. Primary facades of each structure are required to contain a minimum of two (2) building materials and at least three (3) architectural design details from a list of five (5) provided in the PUD. This includes details such as a front covered entry, combination of a minimum two (2) different roof types, or decorative elements like shutters, brackets, or cornice.

RS Zone:

The single-family residential homes located in the RS zone will most closely resemble the existing homes in the nearby Carmel development. Additional details will be required along the front façade such as a covered front porch that is a minimum 60 square feet in size, and a recessed garage door either a minimum two (2) feet from the front door or four (4) feet from the entryway covered porch. The PUD also prescribes additional requirements for homes located on corner lots, including matching design elements found on the front of the home to those located on the side-street facing façade. To further enhance the appearance of corner lots, additional trees have been required for a total of four trees required per corner lot home.



CM Zone:

The commercial land uses will be designed as urban, liner buildings with parking located to the rear or side. Commercial development includes a minimum transparency (windows) of 70% along the ground floor to establish a pedestrian oriented store front appearance. The PUD also includes provisions to reduce blank walls to not exceed 75 linear feet, to further establish walkability and a visual aesthetic that would not otherwise be required through the current UDC. Minimum architectural elements such as roof overhangs, trellises, and awnings, and at least two materials per structure have been included to ensure architectural interest is established.



Architectural example

There is also a provision to enhance the pedestrian space inside the commercial development, this is specified to be beyond what the UDC currently requires indicating that 1 square foot of pedestrian space is provided for every 50 square feet of ground floor space provided. The commercial structures are also required to be minimum two-stories to better facilitate the urban-walkable goal of the CM zone. If a structure is proposed which does not conform to the design requirements outlined in the PUD, compliance with the Unified Development Code will be required.

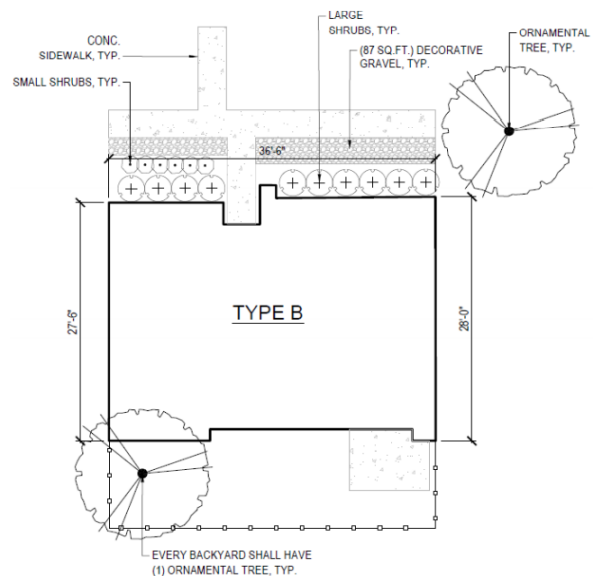
Parking:

The requirements of the PUD align with Subchapter 10 of the UDC except as outlined in subsection 5.4.1 and 5.4.2 of the PUD document. Parking for the RF area will include a blend of parking options within the development including surface lots, covered parking spaces, and detached garages. Surface parking lots provided in the development will be designed to be located behind buildings and no parking of any kind, including garages and covered parking, is permitted within any street setback. The PUD requires a ratio of one (1) garage for every four (4) units. This is a deviation from the UDC garage requirement, which specifies a 1:2 ratio of garages to units for the Multifamily 10 (MF-10) zoning district. To accommodate for this difference, a combination of covered and garaged parking spaces will be provided so that there is a covered or garaged space for every unit. All covered, and garage spaces shall complement the yardhome architecture to avoid degrading the overall design of the development but will not be integrated into the structures.

The surface parking for the CM zone shall not be located between the commercial buildings and Cameron Road. A maximum 20% of the surface parking may be visible to Cameron Road but is required to be located behind the streetscape yard and contain the screening pursuant to Subchapter 11.8.1 of the UDC. All surface parking will meet or exceed the requirements found in Subchapter 11.7 of the UDC. The amount of parking required is consistent with the UDC for all proposed sections of the UDC.

Landscaping:

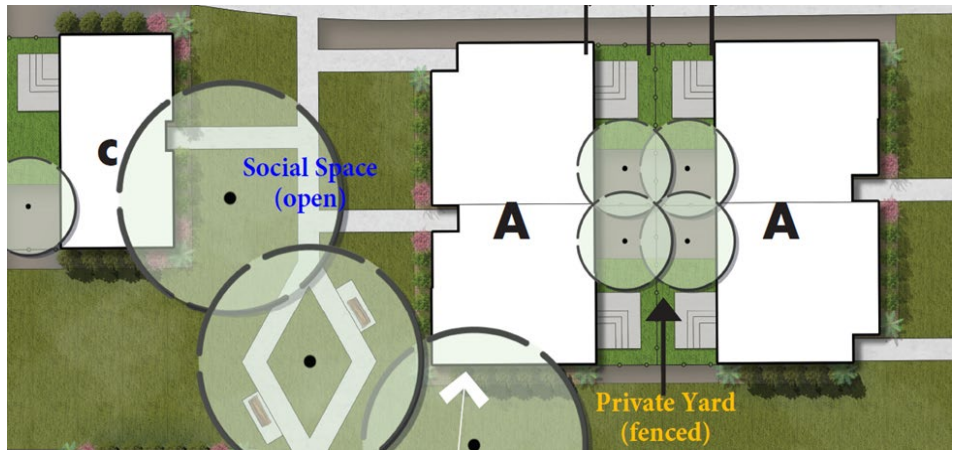
Landscaping and screening will be compliant with Subchapter 11 of the UDC for all areas of the development except as specified in the PUD. All tree and shrubs species will follow the approved species in UDC Subchapter 11.11.3. The MF-10 landscape and tree requirements will apply in the RF zone, where the PUD is silent. For example, the minimum landscaping area for the RF zone shall be required at 30% of the overall site, this is the same requirement the UDC has for the single-family zoning districts. The MF-10 district requires a minimum landscaped area of 40%. The PUD specifies that the required trees, one (1) per 300 square feet as specified in the UDC Subchapter 11.3, shall be planted so that each living unit has 1.5 Type A or Type B shade



trees and one (1) Type C ornamental tree. The PUD also dictates that a minimum 20% of the required shade trees be planted within proximity to pedestrian sidewalks leading to front door access, to shade the communal outdoor spaces. The remainder of the required trees will be located throughout the site and amenity areas. Furthermore, a minimum one (1) ornamental tree will be planted in the rear yard of each yardhome unit. The PUD also includes required foundation plantings subject to a point system for each yardhome in the RF zone. There is also a specification in the PUD to include additional street trees and shrubs along Cameron Road to enhance the visual appeal of the development and provide a buffer between Cameron Road and the future residences.

Fencing:

The RF area is intended to be communal living, with enhanced gathering spaces and doors that front onto shared walkways. The PUD has included specific fence language to ensure this communal style living is preserved but also to allow for individual private space for each yardhome unit. This rear yard is required to be a minimum 240 square feet. There is also a provision that requires a masonry wall along Cameron Road.



Signage:

Signage is also included in the PUD and intended to provide clarification to how signage is anticipated for the RS, northern segment, of the project which will allow two monument signs, one at each road connection. Where not specified in the PUD, the signage will default to the requirements of Chapter 154 of the Pflugerville Code of Ordinances.

Transportation & Pedestrian Circulation:

Streets will predominantly be designed to meet the standards found within Subchapter 10 of the UDC, and in-line with the Engineering Design Manual. Caperi Drive and Monrovia Lane will extend into the northern RS portion of the project and be the primary ingress and egress for the residents. Three entry points have been proposed into the development from Cameron Road and will be designed to meet the safety standard requirements of the UDC and Engineering Design Manual. A Traffic Impact Analysis will be submitted, approved, and updated per UDC Subchapter 3.13.

The vision of the Cameron 96 PUD is to be pedestrian friendly and walkable. Trails and walkways have been designed throughout the development connecting the southern portions to the northern piece. The 6-foot public sidewalk along Cameron Road will be constructed with the first phase of development.

The amenities throughout the RF zone will be required to have bicycle racks to provide storage for a minimum eight (8) bicycles at a time. The regional Wilbarger Trail will also be constructed with the first phase of development to aid in establishing regional pedestrian connectivity.

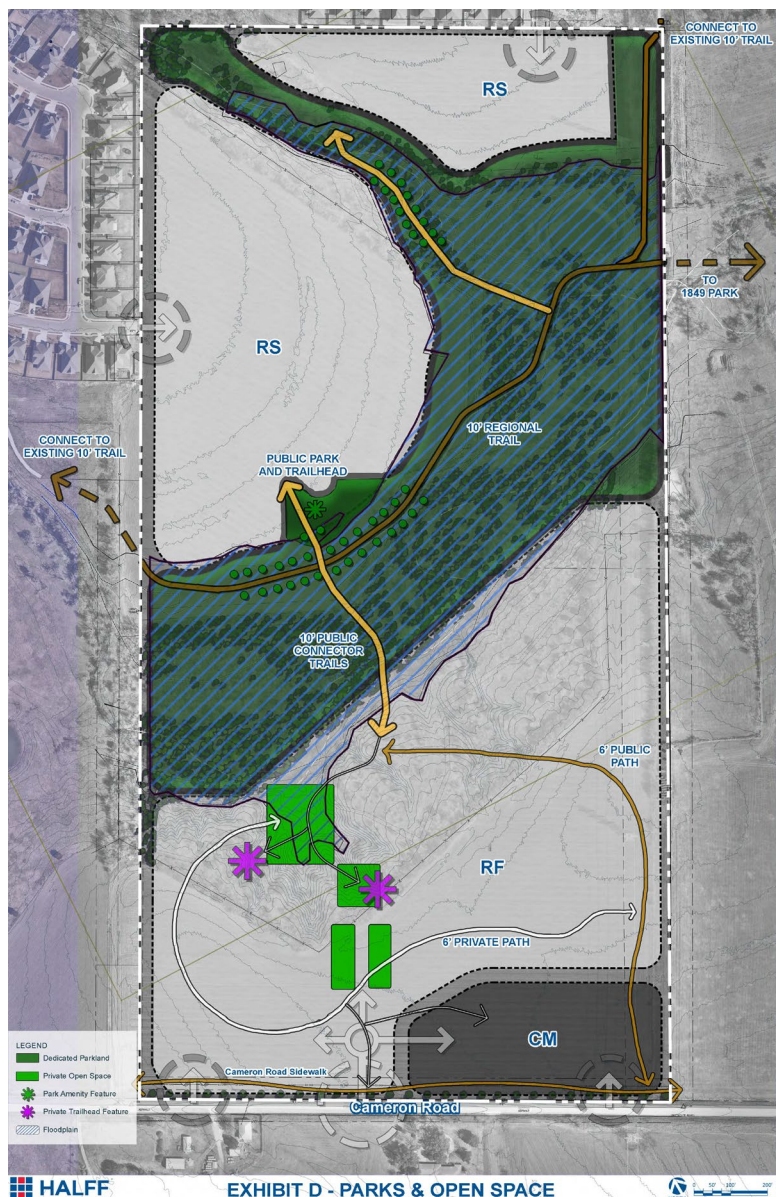
The roads throughout the RF district will be local level and private, including a gated access. The sidewalks into and through the RF zone will also be private but designed to meet the specifications in Subchapter 10.3.1 of the UDC. The yardhomes in the RF area along Cameron Road can have sidewalk connections down to the public sidewalk along Cameron and there will be a six (6) foot sidewalk into the site from the sidewalk along Cameron leading into the site. The PUD also contains language to require pedestrian connections between the CM zone and the residential zones.

PARKS:

The proposed development has the potential for establishing up to 383 residential units, which requires a land dedication of 6.94 acres and a development fee of \$262,835. Including the floodplain, the total land dedicated will be 29.6 acres. Subchapter 14.3.5 of the UDC allows for 50% of the floodplain land to be counted towards land dedication, therefore, the required land dedication is 3.5 acres. The PUD is proposing to meet the requirement by dedicating 3.8 acres outside of the floodplain. The public amenities listed below will be constructed with the first phase of development, except as otherwise specified.

The proposed public improvements are listed below:

1. Approximately 1,300 linear feet of 10-foot concrete trail connection to and extension of the Wilbarger Regional Trail. Developer will pursue off-site easements with adjacent landowners to



STAFF REPORT

- secure ability to connect Wilbarger Trail connections or pay fees-in-lieu if not achievable.
2. Four (4) public connector trails to the adjacent residential areas north and south, approximately 3,952 total feet of 10-foot concrete trails and 6-foot sidewalks. Connector trail to south residential zone will cross Wilbarger Creek with a structure compliant with the City's floodway regulations.
 3. A 1,670 foot 6-foot concrete trail connecting Cameron Road and the commercial development to the Wilbarger connector trails, located inside a public access easement.
 4. Neighborhood Park with Trailhead Feature at intersection of Wilbarger trail and public connector trails. This park shall be constructed during Phase 2. Which shall include:
 - a. Landscaping
 - b. Seating/benches (a minimum of four)
 - c. Regional Trail Sign (wayfinding, mile marker, etc.)
 - d. Directional signage element for connector trails (including names of the two adjacent residential communities)
 - e. Dog waste station
 - f. Lighting
 - g. Water Fountain

Note: Enhanced landscaping at the neighborhood park will be made up of low-maintenance, native varieties. This area will be designed by a landscape architect to provide seasonal interest, vertical and horizontal interest, weather-sound species selection, low-water and maintenance needs, and careful drainage consideration.
 5. Shade trees along trailhead, as generally depicted in Exhibit "E" of the PUD document, planned to provide intentionally distinct shady spaces and open spaces within the site.

The UDC provides for an Alternative Compliance to allow the construction of private amenities in lieu of the Park Development Fee (UDC, 14.5.4). The RF zone is designed to include amenities above and beyond the UDC requirements for multi-family/rental projects which require a minimum four (4) amenities be provided. The Cameron 96 development commits to \$450,000 in private amenity improvements in addition to the public park and trail commitments. The private amenities shall be maintained privately through the establishment of Restrictive Covenants. A minimum of eight (8) amenities from the following list shall be provided:

1. Business center/Shared workspace*
2. A looped trail network within the site
3. Dog Park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet
4. Picnic area, to contain no fewer than two tables and two cooking grills
5. Private fitness facility*
6. Park with open play field/social gathering space
7. Social room available for resident use*

8. Swimming pool
9. Amenity Center lounge space*
10. Trailhead with outdoor lounge

**These amenities may be within the amenity center and each one qualifies toward the amenity requirement.*

COMPREHENSIVE PLAN:

The Land Use Plan identifies the area as low to medium residential, parks and open space, and employment, with the area called out as a general employment center. According to the Comprehensive Plan, low to medium density includes residential land uses with a range of .5 to 15 units per acre and encompass both low-density neighborhoods as well as medium-density multi-family developments. Employment areas in the 2030 Comprehensive Plan were projected to consist of retail, office, corporate campus, light-industrial, and warehouse uses and intended to provide a balance between the number of jobs available and the housing provided. In the Preferred Land Use Vision Plan, there are three areas designated as “General Employment Center.” One is in the northwest region along SH45, one is more central, located along SH130 to the west of Lake Pflugerville, and the third is in this area along Cameron Road including the area currently developed as the 1849 Park.



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

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

- Policy 1.2: Ensure the quality of new residential development makes neighborhoods attractive to existing and new residents as well as enhancing local property values.
 - Action 1.2.1: Evaluate residential design standards to ensure high quality design and construction for all housing types.
 - Action 1.2.4: Utilize/require trail connections to link all neighborhood and centers

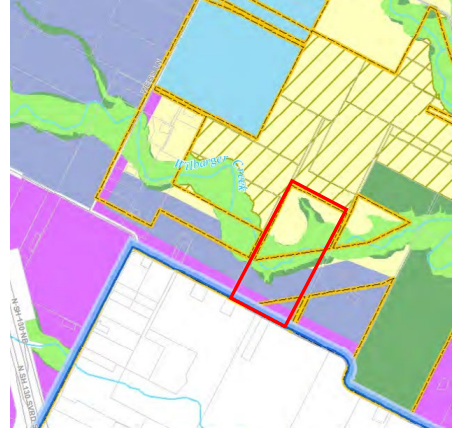
Consistency with Recreation and Parkland Policy and Action statements in the Comprehensive Plan:

Goal 1: Pflugerville will have connected open space and a hierarchy of parks that form a complete system in order to serve the community.

- Policy 1.1: Increase the amount of parks and facilities to exceed present standards and meet future demand.

TRANSPORTATION, WATER AND WASTEWATER MASTER PLANS:

In 2019 and 2020, the City updated the Transportation Master Plan as well as the Water and Wastewater Master Plans. The Master Plans are intended to guide the City of Pflugerville for short-term and long-term improvements to infrastructure within the public transit and utility systems. In all three of these updates, the land use assumptions for the subject parcel were calculated to reflect low to medium density residential development north of the floodplain, and mixed-use and light industrial/employment for the southern portion adjacent to Cameron Road. These more recent studies deviate from the 2030 Comprehensive Plan due to the increased development pressure for land to the west along the corridor.



STAFF RECOMMENDATION:

The proposed development is located along the northern extent of Cameron Road just west of the recently opened 1849 Park and is at the boundary of the City limits. As written and presented, the development will offer a unique opportunity for two housing options, commercial uses, public and private open space, and numerous private amenities. Located within proximity to existing and planned trails, the proposed low to medium density residential use is consistent with the adjacent land uses and zoning districts.

The northern portion of the project is consistent with the Comprehensive Plan as well as the Transportation, Water and Wastewater Master Plans. A portion of the southern area has been dedicated to address the projected land use for employment and the addition of the RF zone addresses the more recently updated master plans projections for mixed-use land uses in that area. The proposal aids in achieving Goal 1 of the Land Use Development Goals which identifies that the supply, location, and type of housing will be diverse to meet the projected needs of the community. Using the PUD process, the proposal supports Goal 1 through the activation of Policy 1.2 which calls for ensuring the residential developments be attractive and new residents because a PUD allows the City Staff as well as the Commission and Council to review the development and design standards in detail and influence the requirements for the project.

The proposed development standards modify the existing land uses on the property to reduce auto-centric land uses as well as land uses that would be a potential nuisance to adjacent residents. The proposed land uses will establish additional certainty on what may be considered within the development. The proposed standards establish minimum stories while offering opportunities for increased pedestrian space and creates a building form that is intended to generate walkability. The development has been broken into three phases, designating that all public improvements be established with the first phase of development. This will ensure that trails and sidewalks are present at the early stages of the project. The residential portion adjacent to the existing neighborhood will be cohesively designed and the increased lot size reduces the overall number of homes for this portion,

thereby reducing the risk of overloading the existing local roads. The proposal has been preliminarily reviewed by the Fire Marshall to ensure safety and reduce risk.

The proposed Cameron 96 PUD Development Standards are consistent with the Transportation, Water, and Wastewater Master Plans for a low to medium-density, mixed use development, with opportunities for employment. The proposal includes a mix of land uses and design standards that may not be achieved through conventional zoning. The deviations to the Unified Development Code (UDC) are not requests to reduce the standard requirements. The public parkland dedication meets the UDC requirements, and the private amenities are above and beyond the standard Code. The extension of pedestrian connections, sidewalks, and trails, included throughout the development ensures local and regional pedestrian connectivity consistent with the Parks Master Plan. Therefore, Staff recommends approving the proposal to rezone approximately 96.341 acres of land from Agriculture/Development Reserve (A) to a Planned Unit Development (PUD) to be known as the Cameron 96 PUD.

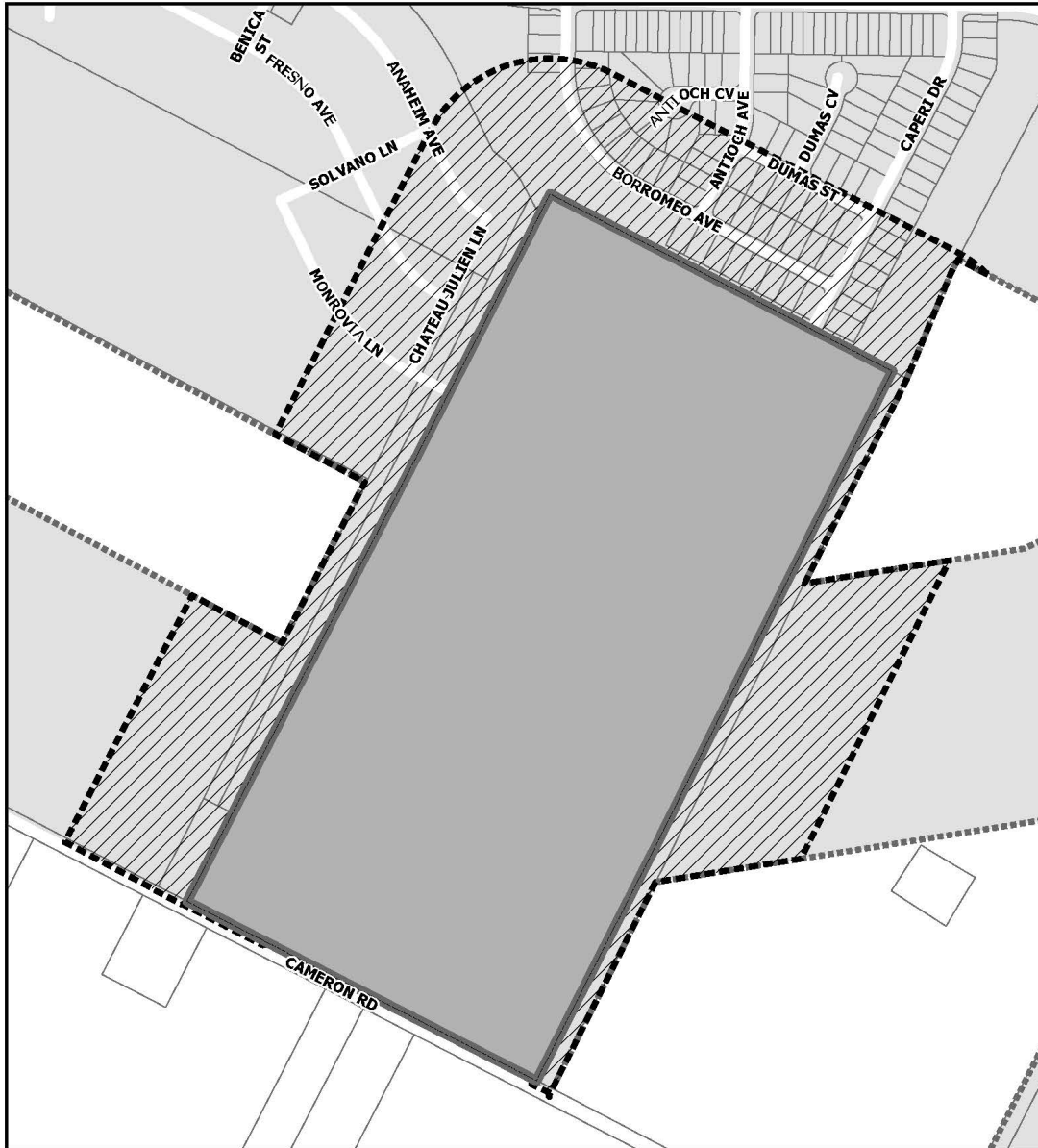
NOTIFICATION:

Newspaper notification was published, letters were mailed to property owners within 500 feet of the property within the city limits, and signs were posted as required. Two neighbors from the Carmel Subdivision reached out to staff for more information and indicated concerns about the additional traffic into their neighborhood.

ATTACHMENTS:

- Notification Map
- Survey
- Aerial Map
- Applicant Letter of Intent
- Cameron 96 PUD Development Standards (separate attachment)

NOTIFICATION MAP:



<p>Cameron 96 (A to PUD)</p> <hr/> <p>Case Number: REZ2101-01</p> <hr/> <p>1/25/2021</p>	<p>Legend</p> <ul style="list-style-type: none"> Rezoning Notification Area City Limits ETJ <p>0 300 600 Feet</p> <div style="text-align: center;"> N </div> <p style="font-size: small;">When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p>	<p>Locator Map</p>
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SURVEYS:

EXHIBIT "A"

County: Travis
Project: Kuempel Annexation
Half AVO: 37800.001

Page 1 of 5
August 14, 2020

A METES AND BOUNDS DESCRIPTION OF 96.341 ACRES (APPROX. 4,196,618 SQ. FT.) IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, TRAVIS COUNTY, TEXAS, BEING ALL OF TRACT 3, A CALLED 48.170 ACRE TRACT OF LAND CONVEYED TO MELANIE ELAINE SAMUELSON (1/2 INTEREST) AND RUSSELL HENRY KUEMPEL (1/2 INTEREST) IN AN EXECUTOR'S DEED DATED DECEMBER 8TH 2009, RECORDED IN DOCUMENT NO. 2009205387 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF TRACT 4, ALSO A CALLED 48.170 ACRE TRACT OF LAND, CONVEYED TO MELANIE ELAINE SAMUELSON (1/2 INTEREST) AND RUSSELL HENRY KUEMPEL (1/2 INTEREST) IN AN EXECUTOR'S DEED DATED DECEMBER 8TH 2009, RECORDED IN DOCUMENT NO. 2009205387 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 96.341 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the northerly right-of-way line of Cameron Road (locally known as a 60 foot right-of-way) at the southeast corner of a called 1.005 acre tract of land conveyed to Ann Attal in Document No. 2016055801 of the Official Public Records of Travis County, Texas, for the southwest corner of said 48.17 acre Samuelson/Kuempel Tract 4 and southwest corner of the herein described tract of land;

THENCE North 27°13'19" East, with the west line of the said 48.17 acre Samuelson/Kuempel Tract 4 and said 48.17 acre Samuelson/Kuempel Tract 3, being the east line of the said 1.005 acre Attal tract, the east line of the remainder of a called 6.365 acre tract conveyed to CE Development, Inc. in Document No. 2015146187 of the Official Public Records of Travis County, Texas, the east line of Carmel West Phase 2, Section 5, a subdivision of record in Document No. 201900220 of the Official Public Records of Travis County, Texas, a distance of 1842.55 feet to a disturbed 1/2-inch iron rod found in the west line of said 48.17 acre Samuelson/Kuempel Tract 3, being the east line of Lot 45, Block A of said Carmel West Phase 2, Section 5;

THENCE North 26°57'05" East, continuing with the west line 48.17 acre Samuelson/Kuempel Tract 3, being the east line of Lot 45, Block A of said Carmel West Phase 2, Section 5, the east right-of-way line of Monrovia Lane (50' public right-of-way), and an easterly line of Lot 41, Block D of Carmel West Phase 2, Section 1, a subdivision of record in Document No. 201800338 of the Official Public Records of Travis County, Texas, at a distance of 119.60 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most easterly common corner of Lots 44 and 45, Block A of Carmel West Phase 2, Section 5, at an additional distance of 125.11 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the northeast corner of said Lot 44, being the southeast corner of Monrovia Lane, at an additional distance of 664.21 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most easterly common corner of Lots 20 and 21, Block D of said Carmel West Phase 2, Section 5, at an additional distance of 84.53 feet passing a found 1/2-inch iron rod at the most easterly common corner of Lots 19 and 20, Block D of said Carmel West Phase 2, Section 5, in all a distance of 1088.93 feet to a 1/2-inch iron rod with "Halff" cap set for the northwest corner of said 48.17 acre Samuelson/Kuempel Tract 3, being a common corner with Lot 41, Block D of said Carmel West Phase 2, Section 1, from which a disturbed 5/8-inch iron rod found bears North 62°34'25" West, a distance of 2.06 feet;

THENCE South 62°34'25" East, with the north line of said 48.17 acre Samuelson/Kuempel Tract 3, being the south line of Lot 41, Block D, the south right-of-way line of Caperi Drive (50' public right-of-way), and the south line of a called 7.058 acre tract of land conveyed to the City of Pflugerville in Document No. 2017099899 of the Official Public Records of Travis County, Texas, at a distance of 1059.67 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the southeast corner of said Lot 41, Block D, being the southwest corner of the Caperi Drive right-of-way, at an additional distance of 50.08 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the southeast corner of the Caperi Drive right-of-way, being the southwest corner of the said

EXHIBIT "A"

County: Travis
Project: Kuempel Annexation
Half AVO: 37800.001

Page 2 of 5
August 14, 2020

7.058 acre City of Pflugerville Tract, in all, a distance of 1418.70 feet to a 1/2-inch iron with "Half" cap set in the south line of the said 7.058 acre City of Pflugerville Tract for the northeast corner of the said 48.17 acre Samuelson/Kuempel Tract 3, being the northwest corner of the remainder of a called 7.140 acre tract of land conveyed to CE Development, Inc. in Document No. 2015146187 of the Official Public Records of Travis County, Texas;

THENCE with the west line of said 7.140 acre City of Pflugerville tract, being the east lines of the said 48.17 acre Samuelson/Kuempel Tract 3 and the said 48.17 acre Samuelson/Kuempel Tract 4, the following three (3) courses and distances:

1. South 26°42'47" West, a distance of 344.16 feet to a 1/2-inch iron rod with "Half" cap set from which, a 1/2-inch iron rod with "Pape-Dawson" cap found bears South 17°42'43" West, a distance of 2.08 feet;
2. South 26°22'22" West, a distance of 1615.82 feet to a 1/2-inch iron rod with "Half" cap set;
3. South 26°53'14" West, a distance of 966.61 feet to a 1/2-inch iron rod with "Half" cap set in the north right-of-way line of Cameron Road, at the southwest corner of the said 7.140 acre City of Pflugerville tract, for the southeast corner of the said 48.17 acre Samuelson/Kuempel Tract 4 and southeast corner of the herein described tract of land;

THENCE North 62°46'45" West, with the north right-of-way line of Cameron Road, being the south line of the said 48.17 acre Samuelson/Kuempel Tract 4, a distance of 1446.21 feet to the POINT OF BEGINNING and containing 96.341 acres of land, more or less, within these metes and bounds.

NOTES:

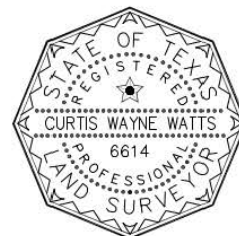
Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.0001, scaled about 0,0. Units: U.S. Survey Feet. Date of Field Survey: July 7, 2020.

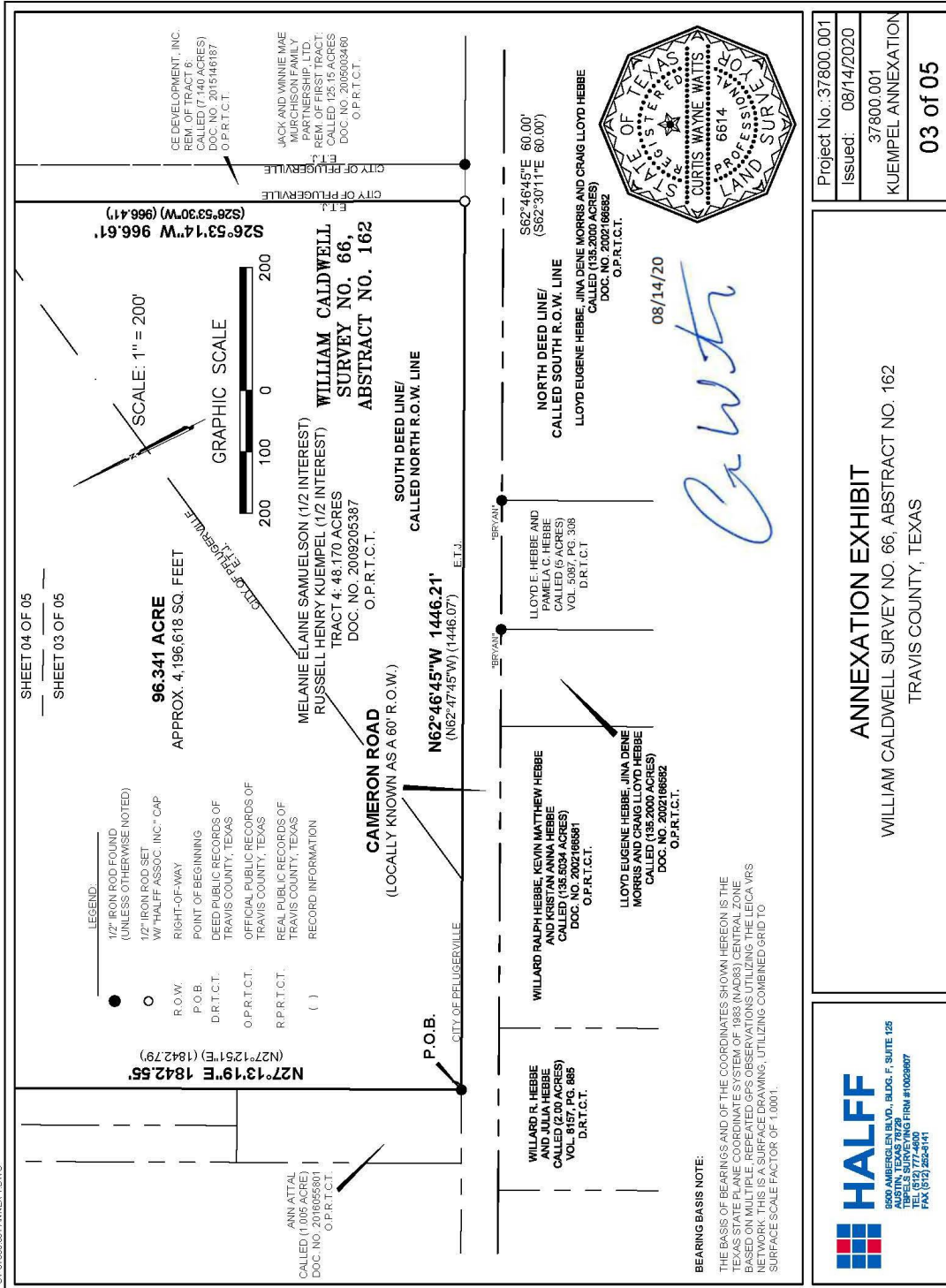
I, Curtis W. Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



08/14/20
Date

Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Half Associates, Inc., TBPELS Firm No. 10029607
9500 Amberglenn Blvd., Bldg. F, Suite 125
Austin, Texas 78729 512-777-4600





AERIAL:



APPLICANT LETTER OF INTENT:



Cameron 96 – Planned Unit Development

1/25/2021 (revised 4/10/2021)

To the members of the Pflugerville Planning and Zoning Commission and City Council:

We are pleased to submit the Cameron 96 Planned Unit Development in East Pflugerville and look forward to working with the City to move the project vision forward. This proposed development will be a balanced community of medium density residential and commercial use designed around a significant central open space, which will become a key linkage in the Wilbarger Trail system. The purpose of the planned unit development is to ensure a framework of design character and community elements to achieve an enhanced development on the east side of Pflugerville.

The subject property is approximately 96.341 acres of land, all of which is now annexed into the City of Pflugerville, as of Spring 2021. The project team has been working with the City to ensure adequate water and wastewater infrastructure for the site, and the annexation service agreement anticipates service to the site. It is anticipated that there is wastewater adequacy in the interceptor along Wilbarger to serve the property, which will be connected to the project. All anticipated public infrastructure to be built on the site will meet City standards for streets, drainage, water and wastewater.

The base zoning districts for this PUD are Single-Family Residential District (SF-R), Multi-Family 10 District (MF-10), General Business 1 (GB1), and Parks Facilities and Open Space (PF) District. This mix of residential product types and densities will add more housing choice for people of all life stages seeking to call Pflugerville home. The MF-10 proposal provides a unique, “missing middle” detached home environment with a mix of private and community spaces and amenities, all within walking distance to commercial services.

The proposal for this PUD is consistent and supportive of the guiding principles established in the forthcoming Pflugerville Aspire 2040 Comprehensive Plan.

- **Diverse and Equitable:** The residential housing offerings are unique to the east side and offer various price points with owner and renter-occupied units.
- **Community-Oriented:** Both residential zones have privately-maintained open space amenities and gathering places, connected together with 27 acres of public parkland and Wilbarger Trail.



- **Fiscally Responsible:** The PUD development will be constructed without City participation, pay City taxes and City utility rates, construct long-term City infrastructure and public facility. adequacy, and will be built with private drives in the MF-10 area – reducing long-term maintenance costs to the City.
- **Environmentally Sustainable:** Significant, natural open space and water quality protection.
- **Safe and Healthy:** An active, healthy community with trail circulation, quick access to 1849 Park, and on-site amenities for social gatherings and reduced vehicle trips. Walking distance to commercial mixed-use and fitness center.
- **Economic Opportunities for All:** Space for new business growth and employment space that is in direct support from/to the adjacent mid-density housing.

The purpose of this PUD document is to provide both predictability and flexibility to ensure enhanced development along Cameron Road that is superior than and/or more consistent than that which would occur under the standard code requirements. We look forward to working with the staff to complete this PUD process and continue to move forward to bring this vision to reality.

Jordan J. Maddox, AICP, Halff Associates
Representing Urban Moment