

STAFF REPORT

Planning & Zoning:	7/18/2022	Staff Contact:	Robyn Miga, Planning Manager
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SUBJECT: To receive a presentation regarding the Corridor Districts and potential code modifications that were directed through the Aspire Pflugerville 2040 Plan.

SUMMARY:

The City of Pflugerville adopted the Aspire Pflugerville 2040 Comprehensive Plan in April 2022. The plan has several key components, including the Future Land Use Map (FLUM). The FLUM was developed around market and growth patterns, public engagement events, meetings with stakeholders, public hearings, and feedback from the steering committee, Planning & Zoning Commission, and City Council. The FLUM provides a future land use category for each parcel within the city limits and extraterritorial jurisdiction. The plan also provides directives regarding those future land use categories and the mix of residential and non-residential land use types associated with the FLUM. In addition to the Future Land Use component of the Comprehensive Plan, it provides direction regarding creating and maintaining a healthy community and neighborhood vitality, promoting transportation and mobility, and provides multiple goals and objectives for the city to carry out the vision of the Aspire 2040 plan. While the comprehensive plan is the key document used when making land use recommendations for zoning changes throughout the city, it also provides guidance on amendments to the Unified Development Code (UDC) that may be needed in order to further carry out the vision.

BACKGROUND ON CODE AMENDMENTS:

The UDC was completely updated in 2015 and has been subsequently and incrementally updated, by subchapter, over the years. However, Subchapters 4. Zoning Districts and Use Regulations, 9. Architectural, Site Design &, Layout, 10. Parking, Mobility and Circulation, and 11. Landscaping & Screening Standards, which are interrelated, have not been updated since 2015. Therefore, the short-term goals for code amendments will be to focus on such subchapters, with the initial primary focus on the Corridor zoning districts. The Corridor zoning districts were established in 2007 and subsequently updated in 2009, 2011, and with the 2015 UDC update.

CORRIDOR DISTRICTS

The corridor districts - **Suburban (Level 3: CL3)**, **Urban (Level 4: CL4)**, and **Urban Center (Level 5: CL5)** - are utilized frequently, especially for properties within the SH 45 and SH 130 areas.

Those districts are identified as:

Suburban (Level 3:CL3) – This district is intended to establish a form that features low density, suburban development primarily consisting of a mix of residential uses featuring single-family homes with limited commercial uses along major thoroughfares. The scale of development is limited with substantial on-site open space and vegetation. Uses within the Suburban district may be mixed with an emphasis on creating walkable neighborhoods near neighborhood centers, civic spaces, and public facilities.

Urban (Level 4:CL4) - This district is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors. The scale of structures in the Urban district is greater than found in the Suburban district and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the Suburban district but remain supportive of surrounding neighborhoods and employment centers.

Urban Center (Level 5:CL5) - This district is intended to establish dense, dynamic and walkable centers for living, working and shopping. Urban Centers provide a retail and employment focus supplemented by dense residential development. Three Urban Centers established upon initial approval of the SH 130 and SH 45 corridor boundaries occur at major interchanges along the state highways with emphasis upon retail (SH 130 and SH 45), employment (SH 130 and Pfluger Lane) and entertainment (SH 130 and Pecan Street).

While the corridor districts provide specific guidance regarding the design, form, and requirements for the uses that are developed within these zoning districts, they do not provide minimum percentage requirements for commercial and residential components within an individual development, or whether the intended mixed-use environment can be achieved incrementally with multiple developments (i.e., the property could be developed at 100-percent commercial or 100-percent multi-family).

In addition, the Future Land Use categories provide for more granularity of the appropriate mix of uses within each category and providing for more direction on where “missing middle” residential uses are desirable. The corridor zoning districts provide a solid foundation for creative housing developments in achieving the housing and sustainability goals established in the comprehensive plan.

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WHAT'S NEXT?

Staff is working through the corridor districts to identify ways to incorporate some of the key components of the comprehensive plan, including to create vibrant, 10-minute neighborhoods that would provide a walkable, healthy community, with a mix of uses: residential, commercial/retail, and employment opportunities, as visioned through the mixed-use land use categories, and proposed to be carried out through the corridor districts.

Some items that are being evaluated in the corridor districts are:

1. Requirements for the location and minimum acreage/sq. ft. for commercial/retail spaces when multi-family is proposed, incorporating the mixed-use neighborhood scale, mixed-use community scale, and mixed-use regional scale design recommendations.
2. Incorporation of design standards for “missing middle” housing types: bungalow/cottage courts, garden apartments, and urban apartments.
3. Definition updates based on the nuance of codes, as well as the implementation of some of the various housing types.
4. Providing for additional residential use types for smaller format multifamily 2-4 units, and 5-12 units for alternatives to large scale garden apartment complexes.
5. Density allowance increase for MF in the CL5 district.

CONCLUSION

The 2040 Aspire Pflugerville Comprehensive Plan outlines goals, objectives, and action items, and provides a framework for next steps in achieving the goals and objectives that were envisioned. The corridor districts are a key starting place for the goals outlined in the plan, because SH 45 and 130 (as well as the other major thoroughfares) are the gateway to the city, and it is necessary to ensure the opportunities that are presented for those corridors are in line with the goals of the community.

A comprehensive list of Aspire 2040 implementation goals, objectives, and action items related to code amendments and land use decisions are provided as an attachment. However, some of the goals outlined in the Aspire plan that lend themselves to the corridor districts are summarized below.

Chapter 8, Healthy Communities and Neighborhood Vitality
2. Develop gateway and main corridor standards and themes that generate a positive first impression.
3. Invest in designated areas to create an urban mixed-use environment to attract people and create a sense of place.
5. Focus urban design improvements in nodes and major intersections.
5.2 Avoid concentrations of residential units (any type) without supporting non-residential services.
6. Strategically develop a mixture of residential and nonresidential in greenfield areas.

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| <p>6.1 Encourage rezoning to residential with an “anchor” feature, service, institution, or job generator. If no anchor is present, prioritize commercial or employment development that will not create potential islands of residential.</p> <p>6.2 Encourage housing variety so that no more than 2/3rds of housing in area is the same type.</p> |
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<p>Chapter 3, Land Use Growth and Development</p>
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| <p>1. Diversify the housing supply, types and locations to meet community needs through each phase of life.</p> <p>1.2 Ensure housing that supports that supports the needs and lifestyles of seniors and is located in areas with access to existing and proposed services.</p> <p>1.4 Encourage housing that addresses the needs and desires of employers and targeted industries.</p> <p>5. Support resilient development patterns that encourage non-residential and residential developments to adapt and change with market needs and consumer preferences, avoiding future obsolescence.</p> |
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Attachments:

Future Land Use Map

Aspire 2040 Implementation – Code Amendment Related Goals, Policies, & Action Items