

Planned Unit Development

Cameron 96

City of Pflugerville



City of Pflugerville, Texas

1-25-2021

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Table of Contents

I. Introduction	2
II. General Provisions	4
2.1 Title	4
2.2 Property	4
2.3 Purpose and Intent	4
2.3 Development Rights	4
2.4 Definitions	5
2.5 Modifications and Amendments	5
III. Zoning and Land Use	5
3.1 Development Zones	6
3.1.1 Residential Single-Family (RS) Zone	6
3.1.2 Residential Flex (RF) Zone	6
3.1.3 Commercial Mixed (CM) Zone	6
3.1.4 Parks Facilities and Open Space (PF) Zone	6
3.2 Land Uses	6
IV. Development Standards	9
4.1 Residential Development Standards	9
4.2 Non-Residential Development Standards	10
4.3 Architectural Design Elements	10
4.3.1 Residential Structures in RF Zone	11
4.3.2 Residential Structures in RS Zone	12
4.3.3 Commercial Structure Design Elements	13
V. Transportation	15
5.1 Vehicle Circulation	15
5.2 Pedestrian and Bicycle	16
5.3 Traffic Impact Analysis	16
5.4 Parking and Queuing	16
5.4.1 Parking for RF Area	16
5.4.2 Parking for CM Area	17
5.5 Queuing for RF Area	17
VI. Parks and Open Space	17
6.1 Parkland Dedication	17

6.1.1 Public Amenities 18

6.1.2 Private Amenities..... 20

6.1.3 Parkland Summary..... 21

VII. Landscaping, Screening and Fencing 24

7.1 Tree Preservation 24

7.2 Landscaping and Screening 24

 7.2.1 Landscaping 24

7.3 Fencing..... 26

VIII. Signage..... 27

8.1 Single-family Monument Signs 27

8.2 All other Signage 27

IX. Exhibits 27

I. Introduction

The Cameron 96 development is envisioned as a 96-acre mixed-use neighborhood with a vast amount of green space and recreational features. 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. A project that will connect the City’s 1849 Park to nearby developments through the regional Wilbarger Greenway, the project vision is to provide both commercial and residential spaces to support a balanced, dynamic community environment.

This PUD includes residential product types for both traditional densities and mid-densities to encourage an enhanced price point and market choice for people of all ages seeking to call Pflugerville home. The purpose of this PUD document is to provide both predictability and flexibility to address unique features of a new “Missing Middle” product in a single lot community of individual Yardhomes. This uniquely designed detached products is tailored to residents who prefer single-family homes in an efficient, affordable environment. This medium-density, highly amenitized environment is compatible with single-family, commercial, and fits comfortably along more intense thoroughfares. This product includes approximately 300 yardhome units at a density of about 9 units/acre with a distinct market-driven mix of one, two, and three-bedroom homes.

The yardhome site layout will be designed to have pedestrian and vehicular connection into the adjacent commercial area, access to Cameron Road and convenient connections to Wilbarger Trail, including over a mile of proposed concrete trail. The site is designed around community gathering spaces, including trails, dog park, pool, fitness, workspace, outdoor gathering spaces, and more quiet neighbor social space, all the while creating a sense of privacy when desired in an enclosed backyard. With a blend of Class, A+ indoor and outdoor amenities, garage and covered parking options, and a variety of floorplans, the yardhome style provides residents the conveniences of apartment style renting with the independence, privacy and security of single-family home living. This exciting product appeals broadly to many people but is especially attractive to the community’s workforce champions.

The traditional single-family includes larger lots than recent market trends have shown and boasts significant surround open spaces and trail connections. Approximately 85 lots will blend two lot sizes with a multitude of architecture and floorplan types, including 30% of the lots greater than 8,100 sf and 30% of the homes will be over 20% larger than the UDC standard dwelling size. Additional design considerations have been made to corner lots, interaction with open space and trails, along with the larger lot size. Finally, the single-family area will include a neighborhood park with an enhanced trail head feature, various amenities, and significant 10' concrete neighborhood and regional trail connections.

The supporting commercial mixed-use area is intentionally sited to best facilitate interaction between the amenity corridor of the yardhome development, plus Cameron Road access and visibility. The arrangement of the site area has been planned around the limited access locations, integration of multiple buildings, proximity and This area is a community-focused employment center with a mix of non-residential uses that are both compatible and supportive to the adjacent residential. The commercial mixed-use development will be integrated to the residential through pedestrian walkways, include daytime or evening gathering space, and project primary building orientation towards Cameron Road in an urban two-story setting. Desired uses include retail, restaurants, professional office, and medical offices. The area is intended to have a balanced mix of employment and retail areas supporting the City's transitional growth from SH 130 towards 1849 Park. A balanced mix of non-residential uses will give residents here the ability to live, work, and play in close proximity.

The following summary represents ways that this PUD provides a superior project to the minimum UDC requirements.

- Enhanced parks and open space, including over One Mile of public trails.
- ~40 of the site is open space, parks and amenities
- Significantly reduced commercial land uses, providing certainty and quality and compatibility
- Commercial design standards, including minimum two-story heights, storefronts, pedestrian-scaled architectural treatments, enhanced design requirements, amenitized social gathering space, walkable neighborhood connections and stormwater controls in the rear. Additionally, no parking will be allowed between Cameron and the buildings, improving pedestrian relation to the building entrances and allowing for a more aesthetically pleasing public realm.
- Cameron Road Gateway Corridor along the full frontage of the site, including enhanced landscaping in the street yards, additional trees, parking restrictions, masonry screening wall for the residential and primary building facades facing the main street. The corridor applies to both the residential and commercial, including a maximum setback for the commercial.
- Class A amenity package for the Single family, Yard homes, including an open gathering park, dog park, several trailhead features, an amenity space at the leasing office, fitness, pool, walking trails, picnic areas, social neighbor gathering spaces.
- Enhanced front entry to yard home community and shared pedestrian and commercial access to commercial
- Increased lot size in single-family, including at least two lot sizes and increased minimum dwelling unit size within the mix.
- Increased dwelling unit minimum and combined outdoor living area in the Yardhomes from a comparable multi-family base zoning district.

- Levels of social gathering spaces, including Regional Parks trails, neighborhood trailhead park, neighborhood trail connections, commercial pedestrian trails, interior walking trail loop in the yard homes, private backyards for pets and family space, neighbor social space congregating around front doors, amenity spaces (interior and outdoor).
- Private maintenance of certain trails, tied to design standards.
- Five distinct linkages to Wilbarger Trail, including two to single-family neighborhood, one to existing Carmel development, one to Yardhomes and one to commercial on Cameron. Almost all trails will be constructed within Phase 1 of the project.
- Private vehicular access so no public street or stormwater maintenance/management in the yardhome development. And no public park operational or maintenance responsibility in the yardhome development.
- ~30 acres of public park connecting to Wilbarger Trail and closer to 1849 Park.
- Additional single-family home options to address relation to side streets.

II. General Provisions

2.1 Title

This document is known as “Cameron 96 Planned Unit Development,” and may be cited as “Cameron 96 PUD” or “this PUD” or “this document.”

2.2 Property

This PUD covers approximately 96.241 acres of land more particularly described in **Exhibit “A”**. Prior to development, the property will be included, in its entirety, in a preliminary plan per Subchapter 15 of the UDC. A POA/HOA shall be required and established at time of first Final Plat.

2.3 Purpose and Intent

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard Code requirements, 2) is in harmony with the Comprehensive Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities, or any other matters affecting public health, safety, and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing or structures, the immediate neighborhood properties or interfere with their development or use.

2.3 Development Rights

The Project is defined as a mixed-use development described in this PUD. Development of the property will occur through a series of submittals to the City to obtain the proper approvals and permits. All standards and regulations not specified in this PUD are governed by the “Unified Development Code of the City of Pflugerville, Texas” in effect on the date of submittal of this PUD. In those cases where in conflict, this PUD shall take precedence.

2.4 Definitions

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Pflugerville Unified Development Code, as amended, hereinafter referred to as “the Code” or “UDC”.

Single-family Yard Home – Residential single-family units located on a single lot in a community setting that are offered for rent by a common leasing operator. Yard home structures are designed as single-unit detached and two-unit attached products that include a front façade entry and private fenced rear yards. Single-family Yard Homes are provided access by private drives and a common parking lot with common amenities.

Wilbarger Greenway Trail – The City of Pflugerville regional trail along Wilbarger Creek planned to connect to 1849 Park.

Cameron Road Corridor – The area of the property 40’ deep along the dedicated right-of-way on Cameron Road that includes an enhanced character setting for the areas of the plan associated with RF and CM (see exhibits).

Landscaped Entry – The main entry to the RF area will include a featured landscaped roundabout or tree-lined median to serve as a focal point of the entry to the residential and commercial developments along Cameron Road.

Common Parking Lot – The parking lot constructed for the community of Single-family Yard Homes, which consists of open parking for the multi-structure development. The common parking lot area will include a number of individual, detached parking garages for residents interior to the site and in close proximity to the yard home structures.

2.5 Modifications and Amendments

1. Technical or engineering considerations may call for minor deviations from the approved PUD. Minor deviations may be approved by the Planning Director Per Section 4.5.3D of the UDC.
2. Changes to the approved PUD that the Planning and Development Services Director finds are not minor deviations require a new application and approval through the PUD process.
3. Graphics, illustrations and exhibits in this PUD are for illustrative purposes only and are subject to change. Precise location of streets, driveways, trails, stormwater facilities, lot layouts, building elevations, and amenities, etc. will be determined at Site Development Plan. Photos included as representative imagery may not be the ownership of the applicant or document preparer and are used only for examples.

III. Zoning and Land Use

The Conceptual Master Plan – **Exhibit “C”** – will guide the long-term development for the Cameron 96 PUD. The purpose of the conceptual master plan is not to be a detailed development plan, but rather portray a representation of the land-use, open space, and vehicular and pedestrian circulation at the time of PUD approval. Building placement, precise street alignment, and vehicle parking will be presented during detailed development phases and will be consistent with the themes of the Conceptual Master Plan. Some deviation to the UDC land use allowances are anticipated, as described in section 3.2 of this PUD.

3.1 Development Zones

The base zoning districts for this PUD are Residential Single-Family District (RS), Residential Flex District (RF), Commercial Mixed (CM), and Parks Facilities and Open Space (PF) District as depicted in **Exhibit “B”**. These district areas are described below to provide context and character elements for the development that will ultimately take place in these areas.

3.1.1 Residential Single-Family (RS) Zone

The RS area, approximately 24 acres, is proposed to continue the recent pattern of quality single-family detached homes in a traditional neighborhood arrangement. 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. Development in the RS area will default to the SF-R District when in question and not otherwise addressed in this PUD.

3.1.2 Residential Flex (RF) Zone

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 homes, designed for residents who prefer single-family homes in an efficient, affordable environment. The mid-density, highly amenitized environment is compatible with single-family and will be designed to have pedestrian and vehicular connection into the adjacent CM area and orient buildings in an integrated fashion. Development in the RF area will default to the MF-10 District when in question and not otherwise addressed in this PUD.

3.1.3 Commercial Mixed (CM) Zone

The CM area, approximately 5 acres, will allow for future mixed commercial development to serve the adjacent residential areas. The CM commercial mixed-use development is intended to be a community-focused employment center with a mix of non-residential uses supportive to the adjacent residential. The CM commercial mixed-use development will be integrated into the RF area through pedestrian walkways, multi-sided retail, and primary building orientation towards Cameron Road. Desired uses include retail, restaurants, professional office, and medical offices. The CM area is intended to have a balanced mix of employment and retail areas supporting the City’s future regional employment area and the adjacent residential use. A balanced mix of non-residential uses will also give nearby residents the ability to live, work, and play in close proximity.

Development in the CM area will default to the GB-1 District when in question and not otherwise addressed in this PUD. It is desired that the CM development stormwater detention be managed in a way that does not disrupt the streetscape along Cameron Road. This will be studied and pursued if an engineering solution allows. This PUD documents provides assurances that stormwater facilities will be provided in a location that is set back away from Cameron Road and the primary buildings.

3.1.4 Parks Facilities and Open Space (PF) Zone

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.

3.2 Land Uses

Land uses to be developed within the framework of this PUD shall follow the permitted, limited, conditional use permit, or prohibited designations in UDC Tables 4.2.2 and 4.3.2 for the RS, RF, CM, and PF base zoning districts as of the effective date of this PUD, except as specified below.

Additional Permitted and Prohibited Uses expressed below shall govern when in conflict with UDC Subchapter 4.

Land Use	RS	RF	CM	PF
Residential Uses by District				
Accessory Dwelling Unit	P			
Assisted Living		P		
Condominium	C ²	P		
Live Work Unit				
Nursing Homes/Skilled Nursing		P		
Single-family Attached (3 or more units) Townhome		P		
Single-family, Detached	C ²			
Non-Residential Uses				
Amenity Center, Private	P	P		
Animal Establishments, Commercial			C ²	
Athletic Facilities			P	
Bar/Tavern			P	
Brewery/Distillery/Winery, Micro			P	
Brewpub/Wine Bar		P	P	
Business Services			P	
Catering Establishment			P	
Civic Center			P	
Clinic			P	
Commercial Recreation and Entertainment, Outdoor			P	
Commissary			P	
Community Garden, Private				P
Day Care Facility			P	
Dry Cleaning, Minor			P	
Event Center			P	
Financial Institution			P	
Governmental Facilities	P	P	P	P
Hospital			P	
Hotel/Hotel Residence			C	
Household Appliance Service and Repair			P	

Liquor Store (Off-Premise Consumption)			P	
Lounge			P	
Massage Therapy, Licensed			P	
Museum/Art Gallery			P	
Office: Administrative, Medical, or Professional			P	
Park or Playground	P	P	P	P
Place of Worship			P	
Personal Services			P	
Reception Hall			P	
Research and Development Center			P	
Restaurant			P	
Retail Sales and Services			P	
Theatre			P	
Utilities ²	C	C	C	C
	RS	RF	CM	PF
Additional Uses				
Single-family, Yard Homes		P		
Bike Repair Shop			P	
Business Center (work share spaces and meeting rooms)		P	P	
Health/Fitness Center (max. 5,000 sf)	P	P	P	
Mobile Food Court (as interim use ¹)			P	

Table Notes

¹ **Mobile Food Court** is a permitted interim use in the CM area, with limitations per the Unified Development Code at the time of adoption of this PUD. Such a use shall be considered a temporary licensure with a defined timeframe and be required to meet all safety, site, and design standards. The City of Pflugerville may approve extensions to the original interim timeframe.

² All Conditional Uses listed in the above table shall adhere to the conditional use standards and requirements outlined in UDC Subchapter 4.

IV. Development Standards

4.1 Residential Development Standards

Development Standards	Residential Zones	
	RS	RF
Residential Product Type	Single-family Detached	Single-family, Yard Home
Minimum Lot Size (sq. feet)	7,500	N/A ²
Minimum Lot Width ¹ (feet) <i>(lot size defined in next row)</i>	60' min, 70' min for corner lots	N/A ²
Lot/Unit Mix Required	100% lots 7,500 sf and greater; 30% lots 8,100 sf and greater; 10% lots 9,000 sf and greater	Mix of single-unit and two-unit structures; Max 15% 3+ Bed
Minimum Dwelling Size	1,400	630
Dwelling Size (30% of RS lots)	1,700	N/A
Minimum Lot Depth (feet)	125	N/A ²
Front Setback (feet)	25	25
Rear Setback (feet)	20	20
Rear Setback Abutting Single-Family Zoning (feet)	20	20
Interior Side Setback (feet)	5	10
Side (Street) Setback (feet)	15	N/A
Required Private Backyard (square feet)	-	240
Streetscape Yard to Cameron Road (feet)	-	25
Single Family Adjacency Vegetative Bufferyard (feet)	-	-
Building Separation (feet)	-	10
Residential Units per Building (max.)	1	2
Maximum Three-bedroom Units	N/A	15%
Building height maximum (feet)	35	

Table Notes

¹ Measured at front setback

² Single-Family Yard Homes are detached structures located on a single lot, not individually defined spaces. Each residential structure, therefore, does not have a minimum lot size or lot width.

4.2 Non-Residential Development Standards

Development Standards	Non-Residential Zones	
	CM	PF
Minimum Lot Size (sq. feet)	200	-
Minimum Lot Width (feet)	100	200
Minimum Lot Depth (feet)	N/A	N/A
Front Setback, minimum (feet)	15	20
Front Setback, maximum (feet)	25	-
Rear Setback (feet)	10	10
Rear Setback Abutting RF zone(feet)	20	-
Side Setback to Leasing Office (feet)	0	-
Streetscape Yard (feet)	15	-
Single Family Adjacency Vegetative Bufferyard (feet)	10	-
Building Height, maximum (feet)	60 ¹	-
Building Height, minimum	Two Stories	-
Building Separation (feet)	20	-

Table Notes

¹ Building Height compatibility standards and setbacks per the UDC shall apply to buildings in the CM zone adjacent to the RF zone.

4.3 Architectural Design Elements

Subchapter 9 of the UDC shall apply except where specified below.

4.3.1 Residential Structures in RF Zone



1. UDC subsection 9.1.2 shall be replaced with the following:
 - a. RF zone units shall be designed with a minimum of:
 - i. Two unique durable materials
 - ii. Two unique material patterns and textures such as horizontal lap siding and vertical board-and-batten.
2. UDC subsection 9.1.3 shall be replaced with the following:
 - a. Primary facades of each residential structure shall include a minimum of two (2) durable types of building materials and trimmed windows.
 - b. Front doors and windows will be orientated along common courtyard type pedestrian paths except where required to face Cameron Road.
 - c. No more than two (2) building facades of each structure with the same design elements shall be repeated in a row with the same orientation.
 - d. Nor more than two (2) building facades of each structure with the same color palate shall be repeated in a row with the same orientation.
 - e. At least three (3) design features from the following list shall be required on the primary façade elevations of all residential structures:
 - i. A front door below a covered entry, either recessed or with a distinct, adjacent architectural element.

- ii. Decorative soft lighting elements such as carriage lights or coach lights, including at least two (2) on front façade;
 - iii. A combination of at least two roof types (e.g. hip and gable) or two (2) different roof planes of varying height and/or direction;
 - iv. Architectural detail such as decorative cornice, belly band, fascia, soffit brackets, window shutters
 - v. Two (2) unique wall planes
 - vi. Two (2) unique building materials or colors
- f. Building front entries may be oriented in all directions, to the north-south where practical.

The intent of architecture in the RF zone is to create a modern, unique and colorful theme, with the above exhibit being a candidate representation of potential style.

3. UDC subsection 9.1.4 shall be replaced with the following design features:

- a. All structures within the RF area shall be oriented with the primary façade of the structure towards Cameron Road if any part of the structure is located within 40' from the property line along Cameron Road. Primary façade/front doors shall present towards Cameron Road yet will not have direct public access to Cameron.
- b. Along Cameron Road, repetition of single story and/or two-story units will not exceed three in a row of the same number of stories.
- c. Section 9.1.4.B will apply.

4.3.2 Residential Structures in RS Zone



1. In the RS area, homes shall require a minimum of four (4) of the following design options shall be incorporated into front elevations and included on the architectural plans submitted for building permits. Examples of architecture style can be seen above.
 - Covered front porch or patio with a minimum size of sixty (60) square feet;
 - A side-entry, rear-entry or swing-in garage door (for garage doors that do not face the street that includes the front facade);

- A garage door recessed from the primary front facade a minimum of two feet (2'0") or four feet (4'0") from the furthest projection of the front porch for garage doors that face the front street;
 - Durable masonry materials such as brick, stone, or stucco.
 - Enhanced garage door materials (for example - wood, ornamental metal, decorative door, window inserts and hardware, painted or stained to match house);
 - Decorative soft lighting elements such as carriage lights or coach lights, including at least three (3) on front façade;
 - Shed roof, awning or trellis (at least 18" deep using roofing materials) above the garage door or a prominent first-floor window;
 - A combination of at least two roof types (e.g. hip and gable) or two (2) different roof planes of varying height and/or direction;
 - Architectural detail such as decorative cornice, belly band, fascia, soffit brackets, window shutters;
 - Two (2) street-facing gables with window element or decorative attic vent element;
 - Two (2) or more masonry finishes or three-color paint scheme (body, trim, window) to complement the architectural style of the home; or
 - The addition of one or more dormers on the front elevation to complement the architectural style of the home.
2. For corner lots in the RS Zone, the following siting and aesthetic enhancements shall be required:
- Garage entry and driveways shall be placed away from the street corner intersection to provide for safe traffic flow and position primary living space on the first floor along the street side building façade; and
 - All windows facing a street side yard shall include window treatments (such as shutters) that complement the primary façade architecture and provide a more attractive appearance to the secondary street.

In addition, corner lots shall include at least one (1) of the following:

- The house shall be limit to one (1)-story; or
- In the street side yard, two (2) street trees (in addition to the two (2) front yard street trees, total of four (4)), shall be planted to provide additional interest and screening from the side street.

4.3.3 Commercial Structure Design Elements

Commercial development in the CM Zone shall include the following design elements in addition to those required by the UDC Subsection 9 architectural and site design elements: Representative imagery is provided to show character elements desired for the commercial architecture that will complement nearby residential.

- For all buildings along Cameron Road, street-facing facades shall include building entrances and pedestrian connections to the street sidewalk;
- Minimum setback of 15', maximum setback of 25' for all street-facing facades on primary buildings adjacent to Cameron;
- Ground story transparency of 70% of Cameron-facing facades;
- Corners of buildings that face Cameron Road and the RF zone shall be activated with windows, architectural features, pedestrian-friendly dimensional height, and sidewalk connectivity to enhance both appearance and interaction;
- Safe pedestrian connections shall be made to the Amenity Center area, to the yard homes, and to the Wilbarger Creek Greenway from the CM commercial area;
- Blank walls on a building shall not exceed 75 linear feet;
- A minimum of two (2) durable, complementary surfaces shall be included for each building;
- Roof overhangs, trellises, awnings, decorative lighting, window treatments and other architectural features shall be present on all street-facing facades;
- Covered pedestrian walkways or seating areas to provide shade and interaction with the indoor spaces;
- One of the following shall be included as an enhanced public space in the commercial area, calculated at 1:50 square feet of ground floor space:
 - Plaza with seating, shaded areas, and pedestrian walkways;
 - Passive green space with turf, landscaping, trees, and benches; or
 - Activated social space such as outdoor lounge, backyard games, restaurant seating, low-amperage patio music venue, and similar evening recreation spaces.



Activated building corner



Mix of building surfaces



Varying design planes



Restaurant seating



Outdoor lounge

V. Transportation

Subchapter 10 of the UDC shall apply except as specified.

5.1 Vehicle Circulation

All streets within the RS area will be designated as local streets designed to UDC standards for local streets. Drive aisles in RF shall meet the requirements of subchapter 10.

5.2 Pedestrian and Bicycle

Subsections 10.2, 10.3 and 10.7 shall apply for pedestrian and bicycle circulation within development of all land uses, except as specified below:

1. Subsection 10.2.2 shall apply except the 6-foot sidewalk along the entry drive shall not be required to be public access beyond the front gate of the multifamily site. Internal pedestrian routes will be constructed in accordance with **Exhibit "E"** and will include pedestrian entry/exit points to Cameron Road, the Wilbarger Greenway Trail, and the mixed-use area.
2. Internal pedestrian circulation within the RF areas will meet the requirements of subsection 10.3.1, with additional specification that each Single-family Yard Home shall require pedestrian access from each front door to the common parking lot meeting ADA requirements. Yard homes facing Cameron are allowed to connect to the Cameron Road sidewalk.
3. Public Connector Trails identified in **Exhibits "C" and "D"** shall be 10' concrete trails.
4. The regional sidewalk along Cameron Road will be a 6' concrete path meandering adjacent to the Cameron Road Corridor. The full extent of this sidewalk shall be designed and constructed with the first site plan within the RF zone.
5. A 6' concrete public pedestrian path will connect the CM zone to a 10' public connector trail, which will lead to the 10' Wilbarger Regional Trail.
6. The Single-family Yard Home community is bike-friendly yet does not fit the intent of subsection 10.7, as each Yard Home will have its own backyard space, which provides private bicycle storage. Subsection 10.7 (A) and (B) shall be substituted with the following provisions for visitors and extra resident spaces for convenience:
 - a. A bicycle rack is required for each 50 Yard Homes providing storage capacity for a minimum of four (4) bicycles. For non-residential buildings up to 50,000 s.f., a bicycle rack with a minimum four (4) spaces is required; for buildings exceeding 50,000 s.f. a bicycle rack(s) with the capacity to provide a minimum of eight (8) bicycle spaces is required. Bike rack locations will be provided in safe bump-out locations out of from primary circulation.
 - b. Bicycle facilities should be placed in clearly designated, safe, and convenient locations, so that no tenant entrance is greater than 200 feet from a bike facility.

5.3 Traffic Impact Analysis

A Traffic Impact Analysis shall be submitted, approved and updated per the UDC Subsection 3.13.

5.4 Parking and Queuing

Parking for this PUD will conform to the requirements of Subchapter 10 of the UDC, except as follows:

5.4.1 Parking for RF Area

1. Parking requirements shall be:
 - a. 1.5 per 1-bedroom unit;
 - b. 2 per 2-bedroom unit;

- c. 2 per 3+ bedroom unit; and
 - d. Additional five (5) percent of total number of required spaces for visitor parking
2. No parking shall be permitted in any street setback.
3. If a flat roof is installed as a canopy for covered parking it shall have a minimum six-inch wide decorative banding.
4. A minimum of 1 parking space per living unit will have a covered or garaged parking space. Garage parking will be provided at a rate 1 garage per 4 units. Covered parking will be provided at a rate of 3 covered spaces per 4 units. In total, the combination of covered and garaged will provide a 1 to 1 ratio with units exceeding the UDC requirement of 1 to 2 ratio for garages. Garage spaces will be sized at 9.5'x19.25'. Remaining required parking will be uncovered.
5. Garages and covered parking spaces shall complement the Yard home architecture and are not required to be integrated into the Yard home units due to the scale and character of the residences and the community.
6. Detached garages and covered parking spaces shall not be placed in conflict with pedestrian access to adjacent drive aisles from the front of any residence. Detached garages and covered parking spaces may be located interior to the site and take access from drive aisles within the Common Parking Lot.

5.4.2 Parking for CM Area

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.

5.5 Queuing for RF Area

1. Minimum vehicle queuing for main gated entry shall be three (3) spaces from driveway connection to CM area. Queuing depth shall be measured from gate and shall be measured to include landscaped roundabout.
2. Security gates shall be set back a minimum of 50 feet from Cameron Road.

VI. Parks and Open Space

6.1 Parkland Dedication

Parkland dedication requirement established in Subchapter 14 of the UDC shall be met through approval of alternative compliance. Alternative compliance is necessary to account for the complexity of the land and the land uses within. Parkland compliance shall be achieved through the dedication of ~29 acres of public parkland, committed public and private amenities, and construction of a 10' concrete trail on the property for a portion of the Wilbarger Greenway Trail that will become part of the Pflugerville regional trail network, including four (4) branch connections from the main Trail.



6.1.1 Public Amenities

Public Amenities will include the following, to be constructed within the dedicated public parkland during Phase 1/first phase of development, unless otherwise specified below.

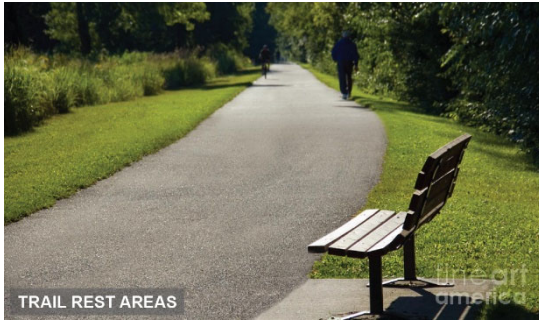
1. Construction of approximately 1,300' linear feet of 10' concrete trail for Wilbarger Regional Trail. Developer will pursue off-site easements with adjacent landowners to secure ability to connect Wilbarger Trail connections or pay fees-in-lieu if not achievable.
2. Four public connector trails to the adjacent residential areas, approximately 3,952 total feet of 10' concrete trails and 6' sidewalks. Connector trail to south residential zone will cross Wilbarger Creek with a structure compliant with the City's floodway regulations. All will be constructed in Phase 1 except for the connector trails in the floodplain connecting into the single-family to the north, which will be constructed in Phase 2.
3. A 1,670 foot 6' concrete trail connecting Cameron Road and the commercial development to the Wilbarger connector trails, placed in a public easement.
4. Neighborhood Park with Trailhead Feature at intersection of Wilbarger trail and public connector trails. This park shall be constructed during Phase 2. Representative images of the amenity elements are found on the following page, 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

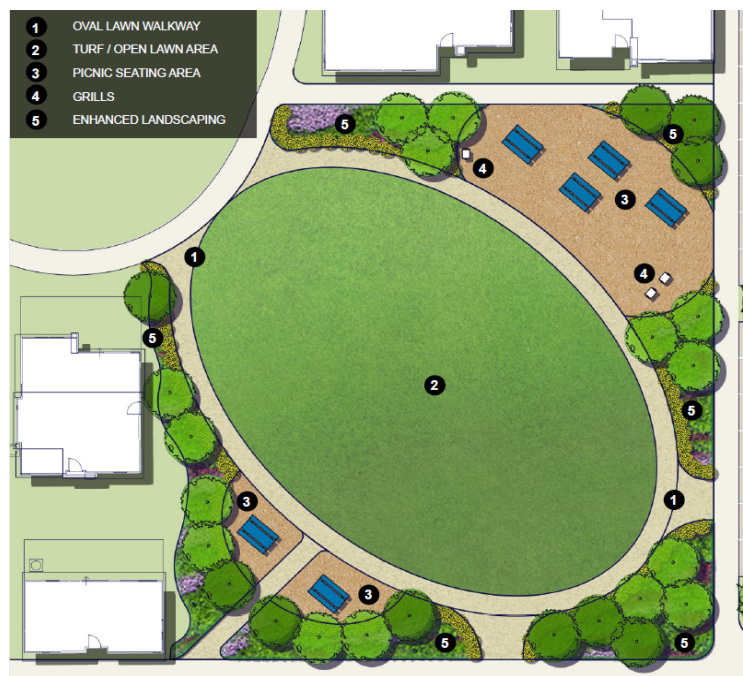
Note: Enhanced landscaping at the neighborhood park will be made up of low-maintenance, native varieties. This area will be designed by a landscape architect to provide seasonal interest, vertical and horizontal interest, weather-sound species selection, low-water and maintenance needs, and careful drainage consideration.

- 5. Shade trees along trailhead, as generally depicted in **Exhibit "E"**, planned to provide intentionally distinct shady spaces and open spaces within the site



6.1.2 Private Amenities

Private amenities in the RF area will include activated common green space that will serve as gathering places for the local resident community. These will contain recreational use, relaxation and social spaces, and programmed amenities which will be linked together in connectivity with the City's Regional Greenway Trail. Pedestrian connection to Cameron Road and the commercial space will ensure pedestrian connectivity to the regional trail. A commitment to the private amenities below shall satisfy as 100% credit fulfillment of the Park Development Fee per UDC Section 14.5.4.b, amended for this PUD to allow 100% credit for a density of less than 10 units per acre. Developer of the Cameron 96 development commits to at least \$450,000 of private amenities on top of the enhanced public park and trail commitments. Private amenities will be privately and professionally maintained.



A minimum of eight (8) private amenities from the list below shall be included on the property and made available to residents.

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.*



6.1.3 Parkland Summary

The following represents a summary of anticipated residential units and corresponding parkland fees and land dedication requirements. All numbers are subject to refinement as the site moves into detailed design, but these projections represent an accurate account of intent and compliance with the City's parkland, on-site amenities, and trail provisions. Refer to **Exhibit "D"** for depiction of master plan for parks, major amenities, and pedestrian/trail network.

1. RF Zone = 33 acres with 300 dwellings (8.48 dwelling units per acre)

RF Parkland Dedication Requirement	
$\frac{6.6 \times (\text{Number of Units}) \times (\text{Persons Per Unit})}{1000} = \text{Acres to be dedicated}$ $\frac{6.6 \times (300) \times (2.7)}{1000}$	= 5.34 acres
RF Park Development Fee per Unit	
$(\$350,000 / 1409) \times (\text{Persons Per Unit ("ppu")}) = \text{Park Development Fee Per Unit}$ $(\$350,000 / 1409) \times (2.7)$	= \$670 per unit

2. RS Zone = 24 acres with 83 dwellings (3.45 dwelling units per acre)

RS Parkland Dedication Requirement	
$\frac{6.6 \times (\text{Number of Units}) \times (\text{Persons Per Unit})}{1000} = \text{Acres to be dedicated}$ $\frac{6.6 \times (83) \times (3.0)}{1000}$	= 1.6 acres
RS Park Development Fee per Unit	
$(\$350,000 / 1409) \times (\text{Persons Per Unit ("ppu")}) = \text{Park Development Fee Per Unit}$ $(\$350,000 / 1409) \times (3.0)$	= \$745 per unit

RF & RS - Parkland Dedication Summary	
<u>RF</u>	= 5.3 ac
<u>RS</u>	= 1.6 ac
<u>Total Required Acres</u>	= 6.9 ac

	Cameron 96 PUD	Required Acres (Pflugerville UDC)
Parkland Acres	29.6 ac	6.9 ac
Parkland outside of Floodplain	3.8 ac	3.5 ac

RF & RS - Park Development Fee per Unit	
<u>Multi-Family (RF Zone)</u>	= \$670 per unit
<u>\$670 (per unit) x 300 (dwelling units)</u>	= \$201,000 (RF Fee)
<u>Single-Family (RS Zone)</u>	= \$745 per unit
<u>\$745 (per unit) x 83 (dwelling units)</u>	= \$61,835 (SF Fee)
<u>Total RF & RS Fee Total</u>	= \$262,835
Park Development Amenities	
Public Amenities	Approx. Cost
Parkland Trees	\$15,000
Park / Trail Signage	\$5,000
Pocket Park with Public Trailhead	\$95,000
Additional 10' Public Connector Trails (3,952 lf plus easement) (\$70 per foot)	\$276,640
Wilbarger Trail 10' Trail (1,656 lf) (\$70 per foot)	\$115,920
Total – public amenities	\$507,560
Private Amenities (from Table 9.3.6)	Approx. Cost \$201,000 required
Swimming Pool	\$75,000

Open Play field/people park	\$30,000
Loop Trail	\$30,000
Picnic area with 2 tables and 2 grills	\$30,000
Private Fitness Facility	\$100,000
Dog Park	\$30,000
Business Center/Shared Workspace	\$25,000
Outdoor Trail Lounge	\$80,000
Total Private Amenity Costs	\$400,000-\$600,000
Total Public and Private Park/Amenity Costs	\$900,000+\$1.1m

VII. Landscaping, Screening and Fencing

7.1 Tree Preservation

Trees shall be protected on-site and mitigation measures taken for removals in accordance with Subchapter 11 of the UDC. Mitigation trees may be located within public parkland areas.

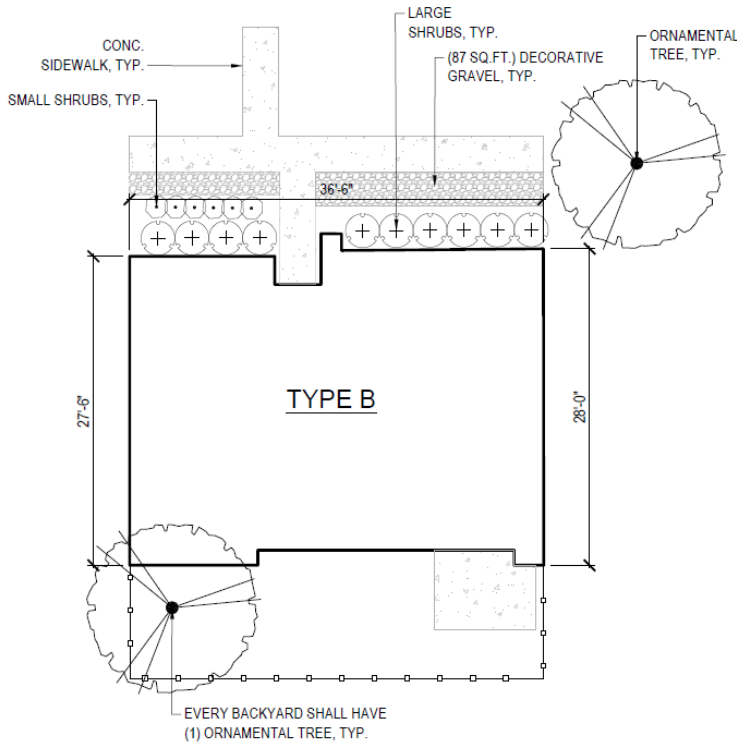
7.2 Landscaping and Screening

Landscaping and screening for this PUD will conform to the requirements of Subchapter 11 of the UDC, except as follows:

7.2.1 Landscaping

1. In the RF area, MF-10 landscape and tree requirements shall apply unless otherwise stated in this section.
2. In the RF area, Required Trees in subsection 11.3 shall be required in an amount of 1.5 Type A or Type B shade trees and one (1) Type C ornamental tree per living unit. A minimum of 20% of the required Type A and B shade trees will be planted with proximity to pedestrian sidewalks leading to front door access. This will allow for intentional social space, shade, and prevent overcrowding of shade trees. All other required Type A or Type B shade trees may be located throughout the site in amenity areas and green spaces. A minimum of 1 Type C ornamental tree will be planted in the rear yard of each unit. All tree and shrub species shall follow the approved species set out in UDC Subsection 11.11.3.
3. In the RF area, minimum landscaping shall be required at 30% of the overall site development plan. This best facilitates the lower-profile, horizontal nature of the Yards within the site.
4. Type A and Type B Trees may be planted a minimum of 10' from buildings, 4' from public hardscape and public utility lines, 3' from private hardscape and private utility lines.

- Foundation plantings shall follow a point system to ensure adequate plantings and shadings around the Yardhomes, acknowledging that there are differences between the units and their entries, plus the arrangement of the buildings around green spaces and social spaces. The below graphic provides a representative example of how the point system would be programmed and tabulated. The landscape plan accompanying the ultimate site plan will denote the calculations for compliance. Variations will be made to accommodate other requirements of this PUD and the UDC. The below graphic and "provided" element of the calculation table represents simply an example and not indicative of landscaping for each unit in this project.



FOUNDATION PLANTING REQUIREMENTS

- $27'-6" + 36'-6" + 28'-0" = 92'-0"$ TOTAL LINEAR FEET AT FOUNDATION
- $2 \times 92'-0" = 184'-0"$ REQUIRED FOUNDATION TREATMENT POINTS (FTP)

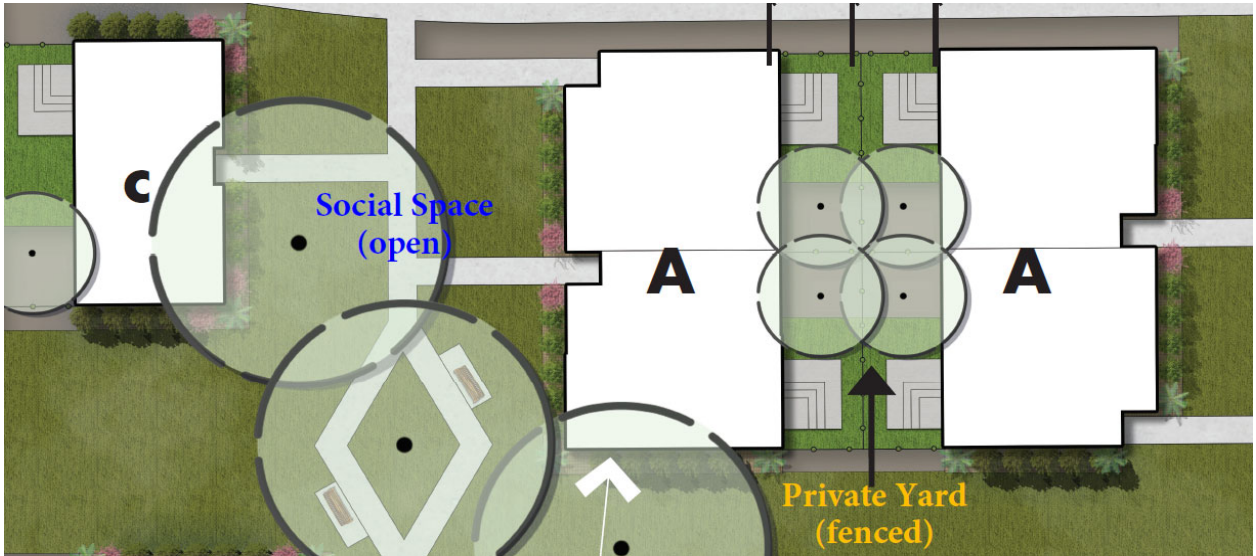
LANDSCAPE CALCULATIONS

FOUNDATION TREATMENT POINTS	REQUIRED		TOTAL PROVIDED	
	184 PTS		185 PTS	
PLANT CLASSIFICATION	SIZE	QTY	PREFERRED	PROVIDED
SHADE TREE	1 - 5.9" CAL.	0	30 PTS.	0 PTS.
ORNAMENTAL TREE	1 - 1 1/2" CAL.	2	15 PTS.	30 PTS.
LARGE SHRUB	3 GAL.	10	5 PTS.	50 PTS.
SMALL SHRUB	1 GAL.	6	3 PTS.	18 PTS.
GROUND COVER PLANTING	2 PTS./PER SQUARE FOOT	0	2 PTS.	0 PTS.
DECORATIVE GROUND COVER	1 PT./PER SQUARE FOOT	87 S.F.	1 PTS.	87 PTS.
PERENNIALS AND ANNUALS	0.5 PT./PER SQUARE FOOT	0	0.5 PTS.	0 PTS.

- In the RF area, the Cameron Road Corridor area shall include additional streetscape yard tree and shrub plantings to enhance the visual appeal of the development and provide a street buffer to the high-speed roadway. Subsection 11.5(B) shall be augmented with one (1) additional small tree (Type C) and two (2) shrubs every 20 linear feet, in addition to the base requirements.

7.3 Fencing

Fencing for private yard space is an essential element of the Yard home design. Exterior to Cameron Road, masonry fencing will be present, with individual units including backyard spaces divided by yard fencing similar to single-family traditional lots. Fencing shall meet the requirements of UDC subsection 11.9 except as follows.



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.

1. In the RF area, fencing immediately parallel to and facing Cameron Road shall be constructed of wrought iron-style fencing at a minimum of 5' in height but not taller than 6' in height. Breaks shall be provided through the use of masonry sections that complement the building architecture along with climbing vines to provide greenery accents. Streetscape landscaping along Cameron Road Corridor will be located on the street side of the wall, with internal landscaping interior.
2. Individual Single-family Yard Homes rear yard fencing shall be constructed of any of the following materials, individually or in combination: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of ~1" x 6" (nominal) with metal posts and treated rails, or other equivalent material approved by the Planning Director.
3. Swimming pool fencing shall be view fencing of 4-feet in height, with masonry columns at every 100 linear feet on center.

VIII. Signage

Signs erected on the property subject to this PUD shall conform to the requirements of the UDC Chapter 154, except as follows for residential subdivision entry signs.

8.1 Single-family Monument Signs

Two Primary Subdivision Entry Signs shall be permitted at the entry points to the single-family portions of the PUD. These locations shall be on local streets Monrovia Lane and Caperi Drive, positioned in an easement or individual lot (maintained by a POA/HOA), which shall have no minimum lot size requirement to accommodate the sign. These two Primary signs shall be permitted at a size not to exceed 64 sq. feet and a maximum height of 8 feet.

8.2 All other Signage

All other signs for the uses permitted in this PUD will be placed to for optimal identification and direction for the end-users on the site. Final locations will be determined by, but not limited to, lot boundaries, driveway layouts, building locations, etc. Sign locations will be established through the City's sign permit process. All setbacks and location criteria shall be in accordance with the UDC. At no point shall any form of a pole mounted sign be established on the property.

IX. Exhibits

Exhibit A – Property Meets and Bounds

Exhibit B – Base Zoning Districts

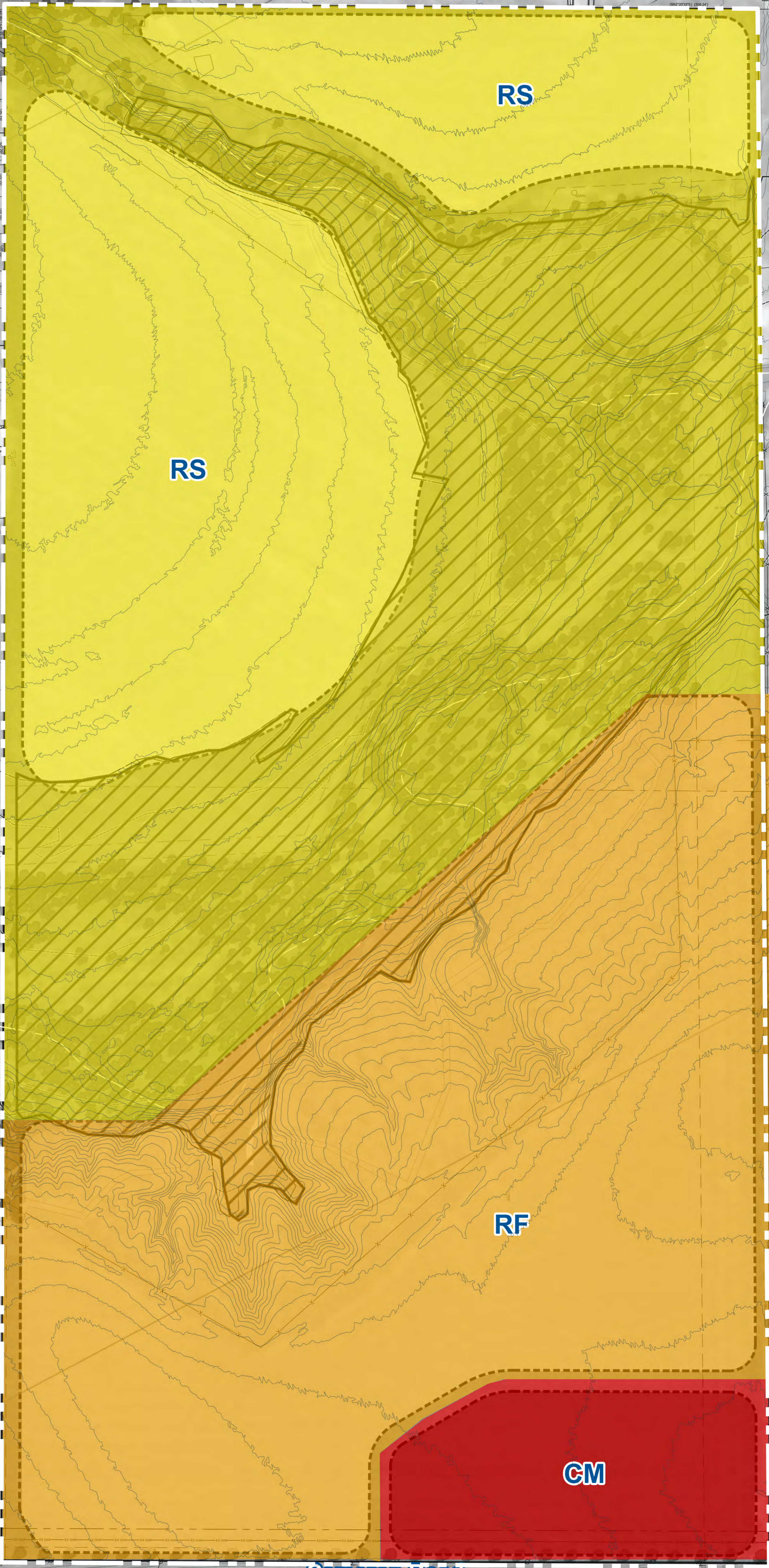
Exhibit C – Conceptual Master Plan

Exhibit D – Parks and Open Space

Exhibit E - Preliminary Site Plan (subject to refinement)

Note: Precise lots/units sizes of structures subject to change and not limited by the depictions in the exhibit.

Exhibit F – Proposed Phasing Plan



RS

RS

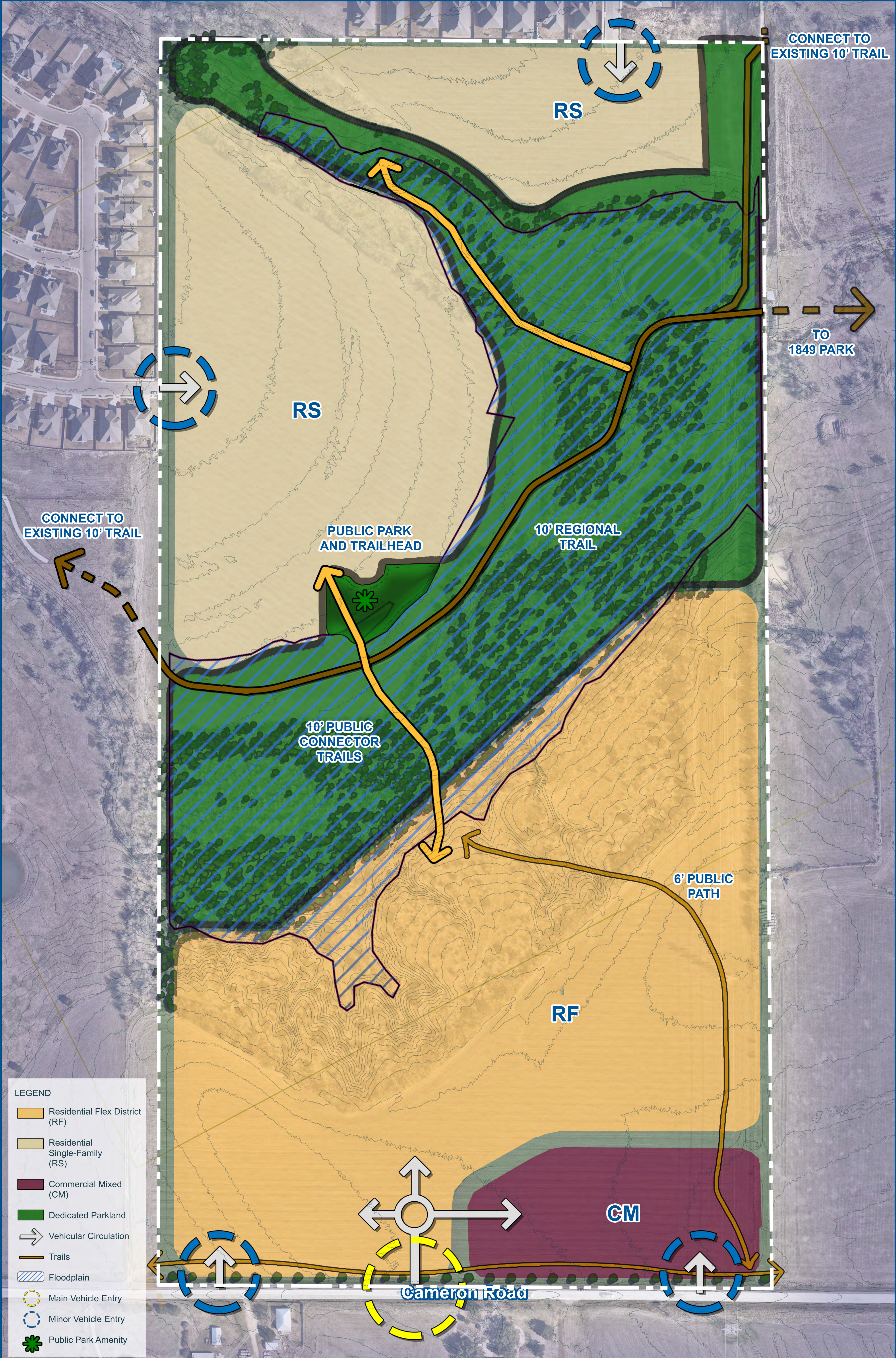
RF

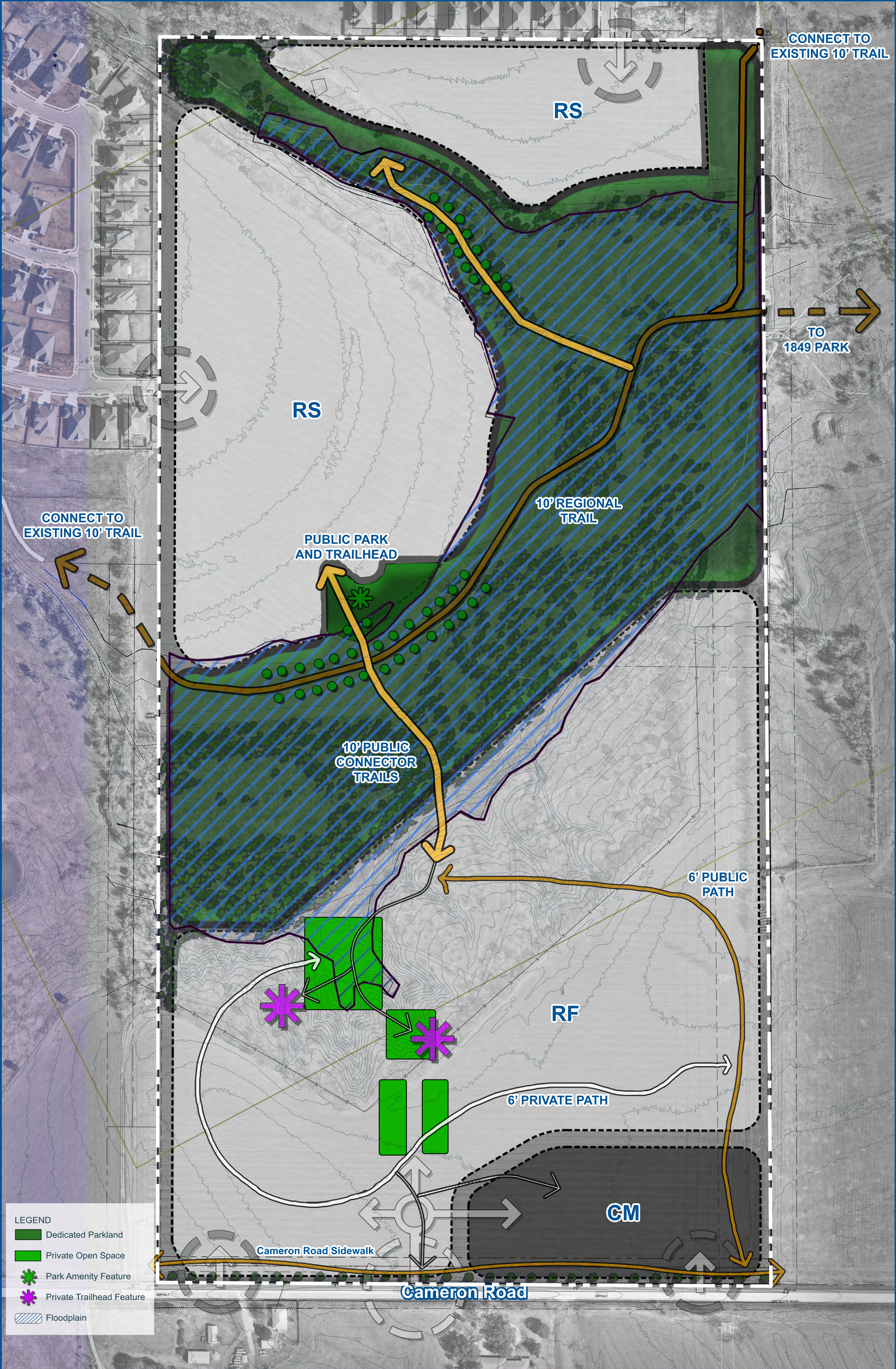
CM

Cameron Road

LEGEND

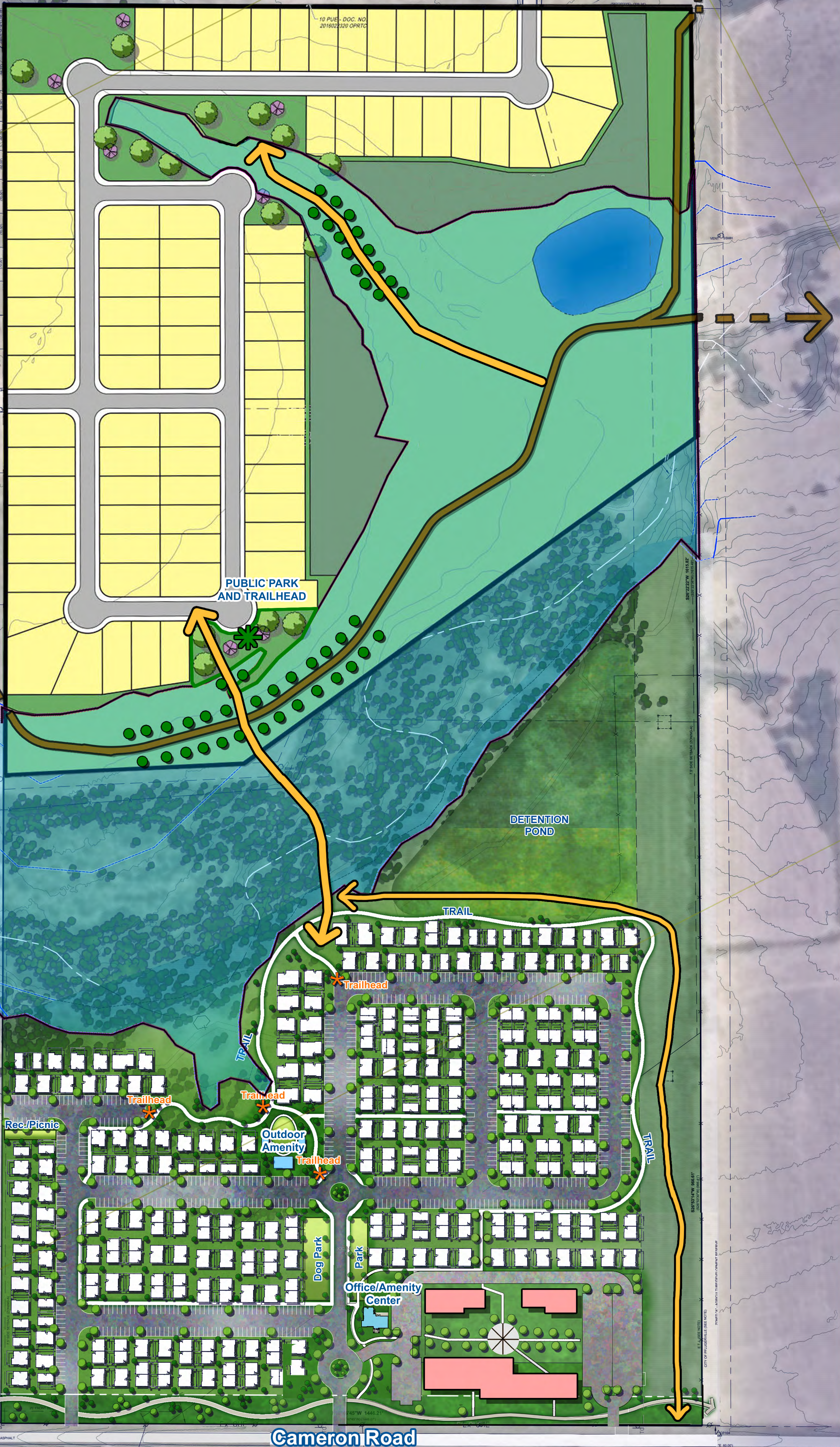
- Residential Flex District (RF)
- Residential Single-Family (RS)
- Commercial Mixed (CM)
- Floodplain





LEGEND

	Dedicated Parkland
	Private Open Space
	Park Amenity Feature
	Private Trailhead Feature
	Floodplain



10 PUE - DOC. NO.
201602320 OPRTC

PUBLIC PARK
AND TRAILHEAD

DETENTION
POND

TRAIL

TRAIL

Rec./Picnic

Trailhead

Outdoor
Amenity

Trailhead

Trailhead

Trailhead

Dog Park

Park

Office/Amenity
Center

Cameron Road

PHASE 2

PHASE 1

PHASE 3

CONNECT TO EXISTING 10' TRAIL

TO 1849 PARK

CONNECT TO EXISTING 10' TRAIL

PUBLIC PARK AND TRAILHEAD

10' PUBLIC CONNECTOR TRAILS

10' REGIONAL TRAIL

6' PUBLIC PATH

RS

RS

RF

CM

Cameron Road