
AGENDA REPORT

Planning and Zoning: 9/18/2017 **Staff Contact:** Jeremy Frazzell, Asst. Planning Dir.
City Council: 10/10/2017 **E-mail:** jeremyf@pflugervilletx.gov
City Council: 10/24/2017 **Phone:** 512-990-6300

SUBJECT: To receive public comment and consider a Specific Use Permit application for a proposed Multi-Family land use on a 17.43-acre tract of land situated in the T.G. Stewart Survey No. 6, Abstract 689 in Pflugerville, Travis County, TX, generally located north of Pflugerville Pkwy and west of Pfluger Farm Ln, to be known as the Stone Hill Luxury Apartments Specific Use Permit. (SUP1706-01)

PURPOSE OF SPECIFIC USE PERMIT:

A specific use permit provides for a case by case review of the proposed land use to ensure compatibility with the surrounding uses as well as the Unified Development Code (UDC). A specific use permit is similar to a zoning request in that the application is considered at public hearings and allows for the public, Planning and Zoning Commission, and City Council to review and consider the proposed request based on the specific criteria outlined in the UDC.

The Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the specific use permit request:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses;
2. Whether the activities requested by the applicant are normally associated with the requested use;
3. Whether the nature of the use is reasonable; and
4. Whether any adverse impact on the surrounding area has been mitigated.

In granting a specific use permit, the City Council may impose conditions upon the proposed use(s).

PROJECT DESCRIPTION:

The subject property consists of approximately 17.4 acres of unplatted property located generally northwest of the Pflugerville Pkwy and Pfluger Farm Ln intersection, along the west side of Pfluger Farm Ln. The applicant has proposed a suburban style, multi-family development with a proposed density of 17.21 units per acre, consisting of approximately 300 multi-family units within 13, three-story buildings. The proposed unit mix will consist of: 192 one-bedroom units (64%), 102 two-bedroom units (34%), and 6 three-bedroom units (2%). The proposed bedroom mix is consistent with the minimum requirements of the Unified Development Code (Min. 40% 1 Bed / Studio; Max 10% 3+ Bed). The applicants have worked through the design requirements of the Unified Development Code and will be meeting the minimum requirements.

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An amenity center is proposed in the eastern portion of the development and will be a prominent feature at the entrance of the development. A bufferyard has been provided along the western boundary to establish the required setback for a three-story structure when adjacent to a single-family neighborhood. The bufferyard is planned to contain the required landscaping as well as passive recreational opportunities such as a walking trail and benches.

ZONING AND LAND USE:

The subject property is zoned Corridor Urban Level 4 (CL4) which allows for consideration of a variety of residential and non-residential land uses. A multi-family land use in the CL4 district requires a Specific Use Permit to provide the Commission and Council an opportunity to evaluate the proposed location to determine if the use is appropriate in that location and to add any conditions, should they be warranted.

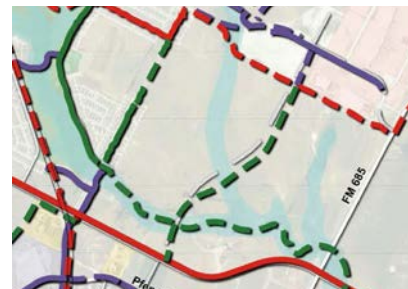
Property to the west is a single-family neighborhood, zoned as the Highland Park Planned Unit Development. Adjacent property to the north, east, and south is agricultural land, zoned Corridor Urban Level 4 (CL4) district. Adjacent land to the south will contain an extension of Kingston Lacy Blvd, proposed to be constructed by the multi-family developer, followed by floodplain, which is anticipated to be dedicated as public parkland as a part of the subdivision process.

SUBDIVISION:

The area extending from E. Pflugerville Parkway northward to the southern boundary of the Stone Hill and Mansions at Stone Hill developments has not been preliminary planned or final platted to date. A preliminary plan was recently approved for the land near FM 685, however it stopped at the parent tract boundary, and did not include the subject tract or any areas near Pfluger Farm Ln.

A preliminary plan is also needed for the larger parent tract area in order to ensure adequate services can be provided to the future land uses and to ensure the approved master plans are implemented. Per the Master Transportation Plan, an extension of Kingston Lacy Blvd and Walnut Canyon Blvd to the east will be required to provide connectivity to the area. The developer of the subject multi-family development has stated their intention to construct the extension of Kingston Lacy Blvd to Pfluger Farm Ln in order to provide necessary secondary access to the multi-family project, however without a preliminary plan in place, the phasing for the extensions is unknown if the apartment project is not constructed, or property is sold prior to development.

Similarly, floodplain crosses the overall property in a general east to west direction and was identified in the master trails plan to be an opportunity for a regional park, especially as residential land uses are proposed within the subject area. Without the regional type parkland areas being identified on a preliminary plan, credit towards off-site parkland not owned by the proposed developer of the subject tract is not possible.



PROPOSED MULTI-FAMILY SITE DEVELOPMENT:

If approved, the proposed multi-family development will be required to be developed consistent with all of the Unified Development Code, as amended, including but not limited to subdivision requirements, setbacks, building materials, garage and surface parking, site lighting, landscaping, tree preservation if applicable, site access and circulation, traffic impact analysis (TIA) should it be warranted, parkland dedication, etc. Below is a general description of the proposed site plan as provided with the specific use permit submittal and included as a separate attachment to this report.

Site Layout:

According to Table 4.4.4 of the UDC, building setbacks within the CL4 district along the south, and east property lines will be 15', while the north setback is permitted at 5' or 0'. The west property line will be a minimum of 50' due to the single-family adjacency vegetative bufferyard for Specific Use Permits. A total of 13 residential buildings with a maximum of 300 units are proposed to be located generally along the perimeter of the proposed lot in accordance with the minimum setbacks. Due to the proposed three story height, buildings along the western extent of the property will be approximately 135 feet east of the neighboring Highland Park single-family neighborhood.

An amenity center is proposed near the eastern boundary, and will be a prominent feature at the primary entrance into the development, off of Pfluger Farm Ln. A detention pond is proposed at the southeast end of the lot, generally at the future intersection of Pfluger Farm Ln and Kingston Lacy Blvd. A central courtyard area is provided with connecting sidewalks generally throughout the development to provide pedestrian connectivity from each of the units to the amenity center. Additional sidewalk will be needed along the main drive aisles of the development to ensure sufficient pedestrian connections are provided to the public sidewalks on Pfluger Farm Ln and Kingston Lacy Blvd.

Bufferyard:

The 135' setback proposed between the Highland Park neighborhood and the first apartment building is a buffer requirement established by the UDC, and is established based on a ratio of 5' of setback to 1 foot of height after 20 feet, starting at a distance of 30 feet from the property line. In accordance with Section 11.10 of the Unified Development Code, the bufferyard will be required to contain:

1. Four (4) large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary; and
2. Opaque bufferyard wall at a minimum height of 6 feet tall and maximum height of eight feet.

As depicted in the proposed site layout, a vegetated berm is proposed within the bufferyard, which will further assist with buffering the neighborhood from the apartment complex.

Landscaping and Street Trees:

As required by Table 11.3 C of the Unified Development Code, a minimum of 40% of the lot is required to be landscaped with at least 1 tree per 300 sf of landscaped area and 4 shrubs per 300 sf landscaped area for multi-family developments in the CL4 district. In addition, the streetscape yard depicted along

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Pfluger Farm Ln and Kingston Lacy Blvd extension will be required to comply with the minimum requirements for multi-family developments as outlined in the UDC. Landscaping shown within the Specific Use Permit conceptual site plan is shown as an example to what the site may look like with landscaping, but the total landscape area, trees and shrubs may not specifically meet the UDC requirements as currently drawn.

Roadway Extensions:

An extension of Kingston Lacy Blvd is proposed to be constructed by the developer to provide a secondary access point into the multi-family project. The extension of Kingston Lacy Blvd is not currently within the acreage proposed for the multi-family land use, but will be included in the subdivision process. Sidewalks will be required along both sides of the future Kingston Lacy Blvd extension.

Architectural:

The proposed development will be of a suburban form, proposed to be constructed by the same developers of the Highlands Apartments, located at the northeast corner of Wells Branch Pkwy and Heatherwilde Blvd. Building elevations are proposed with an equal mix of stucco (50%) and natural stone veneer (50%), which will be required on all primary facades as defined in the UDC. The amount of stone proposed for the apartment buildings exceeds the minimum requirement for primary masonry by 10%. Further architectural details, including articulation will be reviewed with the site plan and will be required to comply with the minimum requirements for multi-family land uses as outlined in Table 9.3.3 of the UDC, as amended.

Multi-family uses are required to provide garage parking at a ratio of 1 garage space per 2 units, or 150 garages in this case, with at least 50% of the garages being integrated into the primary residential structures. The applicant has provided 154 garage spaces, with 76 of the spaces proposed to be attached to the residential structures. While integrated spaces have typically been included as a part of an individual unit, the UDC does not state that the garage is required to be specifically a part of a unit, only integrated as a part of the overall structure. The attached garage spaces technically meet the integrated garage requirement.

The remaining garage spaces will be provided through detached garage structures and account for 78 spaces. The garages are proposed with the same materials as the primary buildings. A total of 84 spaces are proposed under detached carports, which are permitted accessory structures for multi-family uses.

COMPREHENSIVE PLAN:

Per the Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), the subject property is generally located within an area identified for medium to high-density residential uses within close proximity to mixed use, a destination center, civic center, and a regional center. According to the Comprehensive Plan, medium density includes residential land uses with a range of 6 to 15 units per acre, while high density is identified as areas with densities greater than 15 units per acre.

“High density residential is typically located within or near community centers with direct access to major transportation routes, retail and community services. Areas near employment are ideal. High density

residential designation is intended to maximize access to public transportation, and should provide multiple mobility options. High density should incorporate features to encourage public transportation ridership, provide high quality pedestrian walkways and crosswalks. High density residential neighborhoods should be located on major arterials.”

The proposed specific use permit is for a multi-family development with a density of 17 units per acre, located within close proximity to a medium density single family neighborhood and major centers near the SH 130 and SH 45 interchange. Currently the area to the east is developing with regional destination retail, with a mix of commercial land uses anticipated. Pfluger Farm Lane is not a major arterial roadway, but as a minor collector, it is planned to provide a direct connection from Pfennig Lane to the SH 45 frontage road. The proposed land use is generally in conformance with the Comprehensive Land Use Vision Plan.

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

Goal 1: The supply, location, and type of housing will be divers in order 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.

- ⇒ Action 1.1.6: Encourage medium and high development intensity zoning in target areas near community and regional center and along the SH 130 and SH 45 corridors.

Goal 2: Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, providing employment opportunities and shopping districts while reducing infrastructure costs.

- ⇒ Action 2.3.3: Allow for a mixture of residential types in regional centers that accommodate housing options for employment and commercial centers.

STAFF RECOMMENDATION:

The proposed specific use permit is generally in accordance with the Preferred Land Use Vision Plan, the goals of the Comprehensive Plan, and compatible with adjacent and nearby zoning districts, therefore staff recommends approval of the specific use permit application with the following conditions of approval:

Item	Conditions of Approval	Purpose
1	The site shall be developed in accordance with the multi-family standards established in the Unified Development Code, Ordinance No. 1203-15-02-24, as amended.	Consistency with current standards.
2	No structures or parking associated with the multi-family land use, with exception of parkland amenities as approved by the Parks Director, shall be located any closer to the west property line than 135 feet as depicted in Specific Use Permit Site Plan (Exhibit “C” of	Establishes expectation for design and orientation of the site

	the proposed ordinance). All site improvements shall be required through the site development process to comply with the Unified Development Code.	
3	A preliminary plan with all associated application materials shall be required for the parent tract of property consisting of the land generally located north of E. Pflugerville Pkwy, east of the Highland Park neighborhood, west of Pfluger Farm Ln, and south of the former 40-acre data center tract.	Establishes expectation for the development of the area.
4	Parkland dedication and development fee for the proposed land use shall be provided in accordance with the Unified Development Code, Ordinance No. 1203-15-02-24, as amended.	Consistency with current standards.

PLANNING AND ZONING COMMISSION:

On September 18, 2017 the Planning and Zoning Commission conducted a public hearing and recommended approval of the Specific Use Permit with the recommended Staff conditions with a vote of 6-1.

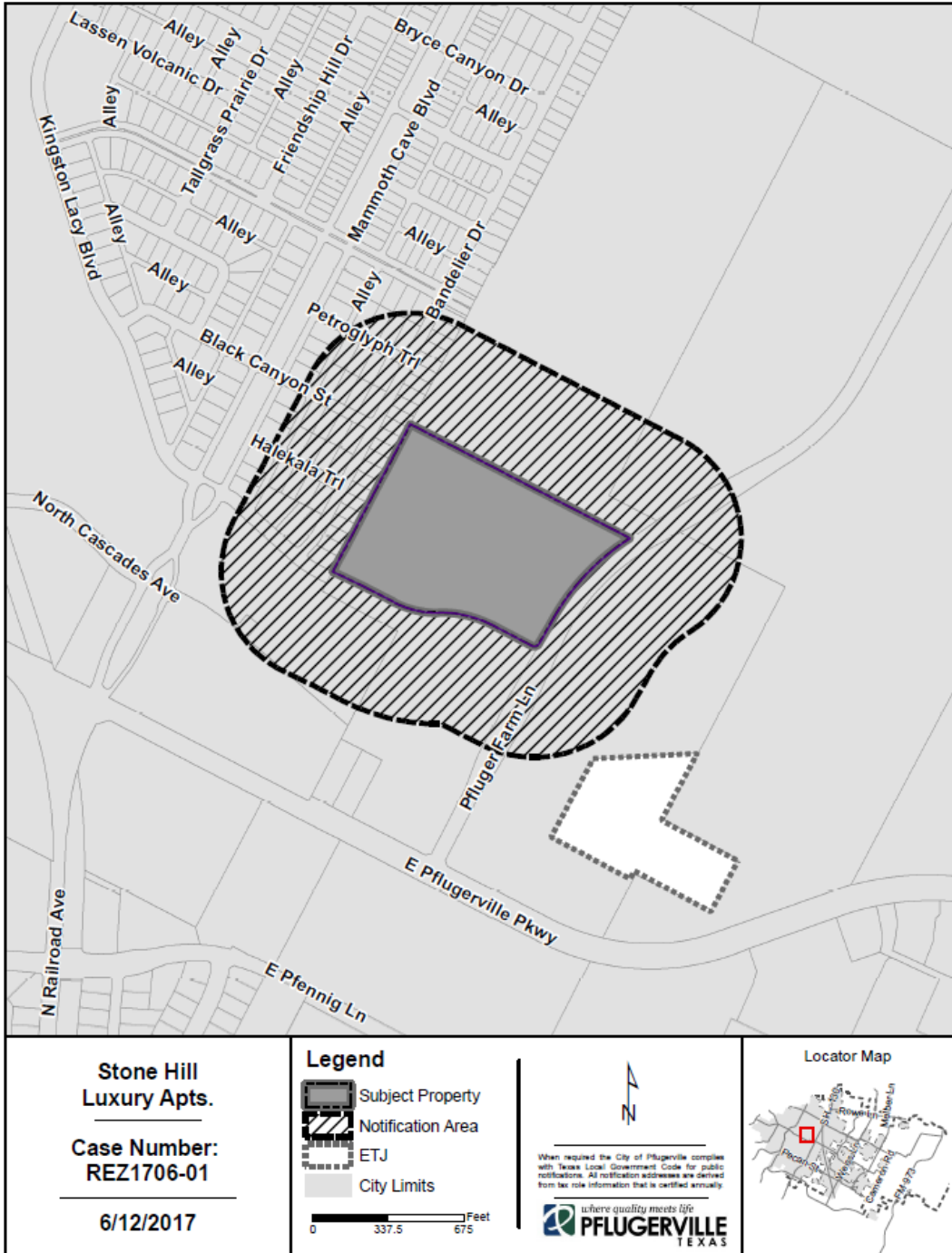
NOTIFICATION:

Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the Pflugerville Pflag newspaper. No inquires have been received to date.

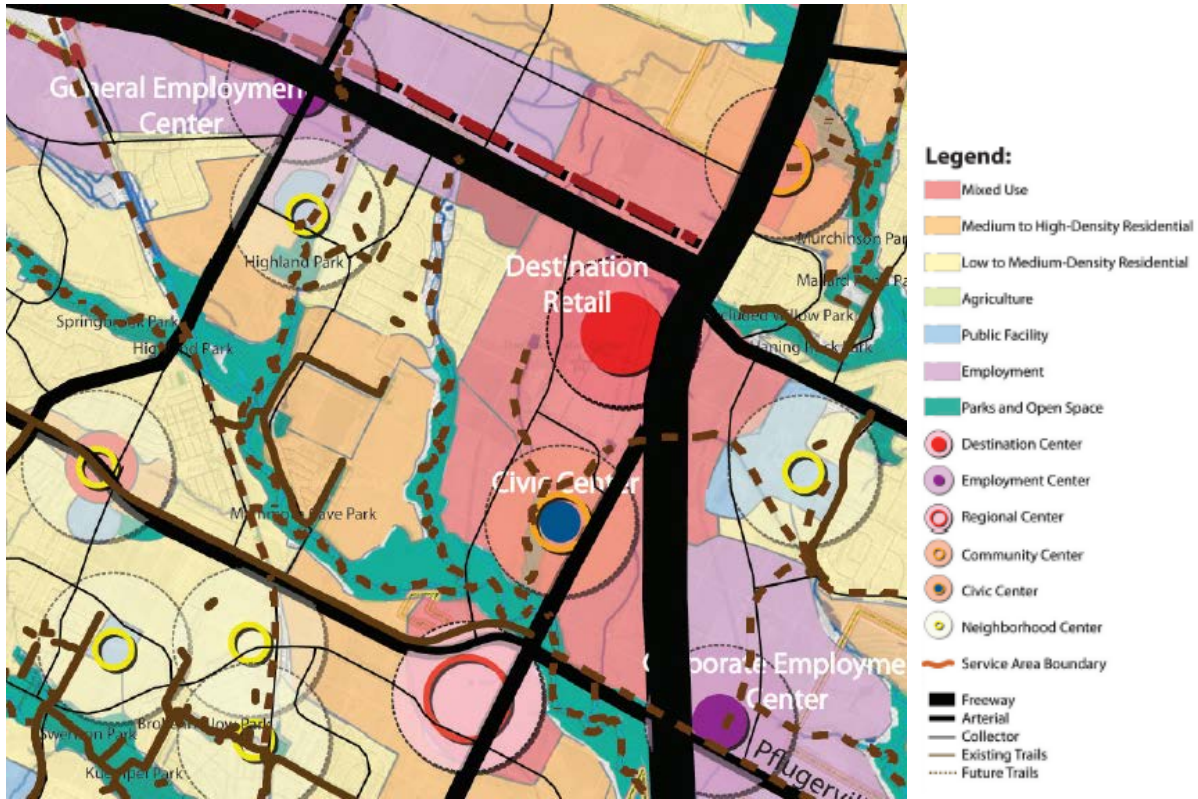
ATTACHMENTS:

- Notification Map
- Preferred Land Use Plan
- Zoning Map
- Aerial Map
- Letter from the Applicant
- Survey
- Specific Use Permit Site Plan (separate attachment and Exhibit "C" of proposed ordinance)

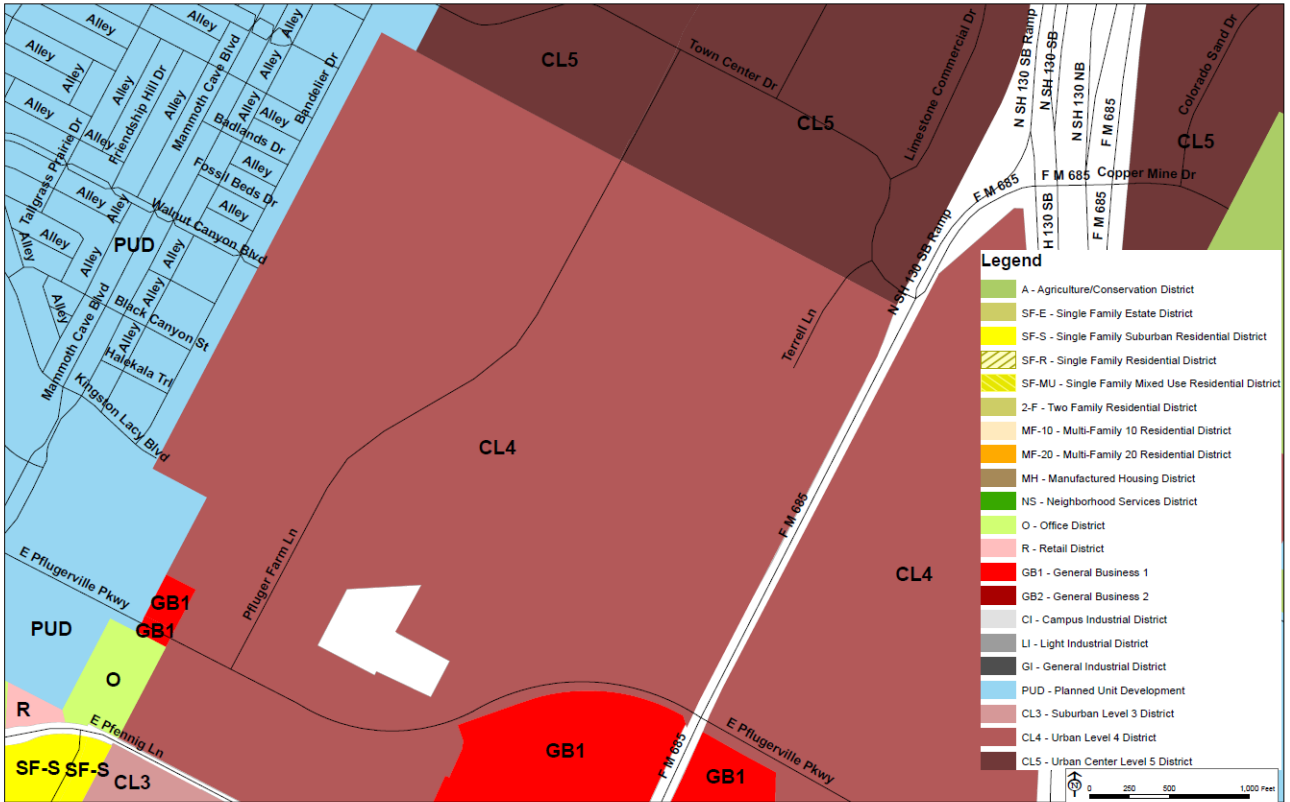
NOTIFICATION MAP:



PREFERRED LAND USE VISION PLAN:



ZONING MAP:



AERIAL MAP:



APPLICANT LETTER OF REQUEST

August 17, 2017

Jeremy Frazzell
Assistant Planning Director
City of Pflugerville
Development Services Center – Planning Department

RE: Stone Hill Luxury Apartments Specific Use Permit Application

The Project

Stone Hill is a planned 300-unit luxury apartment community to be located at Pfluger Farm Rd and the future Kingston Lacey extension. The Developer plans 13 three-story buildings with available attached and detached garage parking.

The project will also include a clubhouse, an attractive and lush landscaped resort style pool area, private entrance gate system, movie theater, and state of the art fitness center. Unit sizes will average approximately 800 sf composed of one, two, and three-bedroom units with Class A finishes like granite countertops, stainless appliances, and crown molding. The unit mix shall comply with 4.2.4B of the UDC. The total site is 17.43-acres with sloping terrain. The southern boundary of the site is adjacent to the proposed ROW for the future Kingston Lacey extension to be performed by Developer. The resulting density of 17.21 units per acre complies with the maximum of 20 units per acre defined in 4.2.4B of the UDC for MF-20 zoning.

The Developer

Stone Hill is being developed by JCI Residential, an affiliate of The Journeyman Group whose project team has the experience, organization and development team in place which we deem necessary for the success of a development of this nature. The principals of JCI Residential have a proven track record with numerous completed apartment and condominium projects in Texas, Colorado and Florida. More detailed biographical information on JCI Residential is available upon request. The project when completed will be leased and managed by JCI management.

The Site

The total site is 17.43-acres with sloping terrain. The site is adjacent to but does not include any 100-yr Flood Plain. The proposed alignment of the Kingston Lacey extension to be performed by the Developer avoids the flood plain as well.

Buffer Zone

The western boundary of the site is adjacent to single-family residences. The Developer has planned a Buffer Zone as required by the UDC of 135'. A profile of the proposed Buffer Zone is shown in the included plan set on page A3.0 "Site Section". Developer shall supplement the existing vegetation in the Buffer Zone as required to exceed the minimum density and diversity requirements in Section 11.10 of the UDC.

Parkland Dedication

UDS requires a minimum of 3.96-acres for our project. We have included an exhibit showing the parkland dedication proposed. IN addition to the floodplain and non floodplain areas shown on the exhibit we are seeking credit for the .33 acre strip along Kingston Lacy which is adjacent the 1.57 acres of ROW of Kingston Lacey and directly across Kingston Lacy from our 135' buffer strip.

Parking

Parking quantity and mix are tabulated on Page A6.0 "Site Plan" in the enclosed plan set. The total number of parking spaces planned of 535 spaces exceeds the minimum required 510. Of those spaces, 154 shall be garages, and of those, 76 shall be garages integrated into the primary residential structures, exceeding the minimums of 150 and 75 respectively for a 300-unit project.

Thank you for your consideration of our application for a Specific Use Permit for our project.

Sincerely,

Sloan Spaeth
Vice President
Journeyman Group

SURVEY

