

CHAPTERS	GOALS	POLICIES & ACTION ITEMS	TIMELINE	PROJECT TYPE
Chapter 3 Land Use, Growth & Development	1. Diversify the housing supply, types, and locations to meet community needs through each phase of life.	1.5. Create a regulatory ecosystem that encourages and fosters diverse housing choices to fit resident needs.	Short; Ongoing	Code Amendments
Chapter 3 Land Use, Growth & Development	HOUSING ACTION ITEMS	3.25.1. Enable live-work units in O and NS districts, and explicitly allow the minimum number of ground floor units to establish the ground floor as the accessible floor for Fair Housing Act accessibility compliance. (This allows for live-work with 4 or more units in a structure without triggering an elevator)	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	HOUSING ACTION ITEMS	3.25.2. Incorporate in SF districts where appropriate to allow 2 family homes by-right with appropriate conditions	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	HOUSING ACTION ITEMS	3.25.3. Consider adding residential use types for smaller format multifamily 2-4 units on a lot and 5-12 units on a lot to enable alternatives to large garden apartment complexes. This differentiation allows for more multifamily while reducing community resistance. (include feature about an owner-occupied structure with up to 4 units can be financed with traditional FHA mortgages)	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	HOUSING ACTION ITEMS	3.25.4. For condominium and multifamily in the R and GB1 districts, consider allowing a density bonus and reduction in maximum ground floor residential if parameters for higher-quality development are met.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	HOUSING ACTION ITEMS	3.25.5. Consider adding ADUs permitted conditionally in 2-F. This helps support the next increment of development intensity to maintain neighborhood character, especially for duplexes in which a unit is owner-occupied.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	HOUSING ACTION ITEMS	3.25.6. Update ADU regulations to either remove the ownership requirement or alter so that the owner can live in the ADU. This allows a person from a family that no longer needs the larger home to transition to the smaller ADU, introducing the possibility of rental income to help with fixed income scenarios and allowing them to remain in their neighborhood with existing social support networks.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	HOUSING ACTION ITEMS	3.25.7. Establish regulatory pathways for assisted living and nursing home/skilled nursing conditionally as integrated parts of neighborhoods with single family zoning to create opportunities for people to age within neighborhoods with existing social support networks.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	HOUSING ACTION ITEMS	3.25.8. Consider regulatory incentives and bonuses, such as reduced lot widths, reduced lot sizes and increased density, for projects that voluntary choose to achieve higher/preferred design standards. Examples include alley-loaded housing products, use of masonry, urban-style design using build-to lines and for multifamily interior-accessed units, enhanced streetscape landscaping, wider sidewalks and similar provisions.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	HOUSING ACTION ITEMS	3.25.9. Consider regulatory incentives and density bonuses for placement of higher density residential projects near amenities and opportunities. Examples include, but are not limited to, shopping centers and grocers with fresh food, schools and higher education facilities, concentrations of public services such as libraries, medical services, parks and trails systems, and similar attributes.	Not Specified	Code Amendments

<b>Chapter 3 Land Use, Growth &amp; Development</b>	<b>PARKING</b>	3.25.10. Evaluate whether to continue enforcing minimum parking ratios. (Refer to Ch. 3 for more specificity)	Not Specified	Code Amendments
<b>Chapter 3 Land Use, Growth &amp; Development</b>	<b>2. Provide homeownership opportunities that encourage residents of diverse backgrounds and housing preferences to make Pflugerville home.</b>	2.1. Encourage housing at both ends of the affordability spectrum, diversifying options and increasing the potential for someone to make Pflugerville home for any profession.	Ongoing	Code Amendments; Informs Rezoning
<b>Chapter 3 Land Use, Growth &amp; Development</b>	<b>2. Provide homeownership opportunities that encourage residents of diverse backgrounds and housing preferences to make Pflugerville home.</b>	2.2. Enable and encourage housing types capable of simultaneously supporting affordable ownership and rental options, particularly those housing types commonly referred to as the “missing middle.”	Ongoing	Code Amendments; Informs Rezoning
<b>Chapter 3 Land Use, Growth &amp; Development</b>	<b>2. Provide homeownership opportunities that encourage residents of diverse backgrounds and housing preferences to make Pflugerville home.</b>	2.3. Consider equity, diversity, and inclusion alongside other methods of development evaluation already in use, such as fiscal impact.	Ongoing	Code Amendments; Informs Rezoning
<b>Chapter 3 Land Use, Growth &amp; Development</b>	<b>3. Foster transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.</b>	3.1. Encourage and remove barriers to market-supported mixed-use development. The barriers may be site development requirements, open space, parking, in addition to exclusive zoning.	Short; Ongoing	Code Amendments
<b>Chapter 3 Land Use, Growth &amp; Development</b>	<b>3. Foster transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.</b>	3.2. Focus dense and high-activity and employment uses in locations with high amenities, access, and opportunity.	Ongoing	Code Amendments; Informs Rezoning
<b>Chapter 3 Land Use, Growth &amp; Development</b>	<b>3. Foster transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.</b>	3.3. Support land use and place type configurations to achieve walkable 10-minute neighborhoods (where daily needs and amenities are within walking distance) throughout the City, allowing high access to goods, services, and opportunities without exclusive reliance on personal automobiles.	Ongoing	Code Amendments; Informs Rezoning
<b>Chapter 3 Land Use, Growth &amp; Development</b>	<b>3. Foster transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.</b>	3.4. Create a regulatory ecosystem that encourages mixed-use and particularly vertical mixed-use and, where compatible with adjacent areas, high-density developments, creating the types of engaging spaces attractive to residents and major corporate employers.	Short; Ongoing	Code Amendments
<b>Chapter 3 Land Use, Growth &amp; Development</b>	<b>4. Develop community character and identity by recognizing and treating key corridors, activity centers, and unique districts to leverage economic opportunity, bolster equity throughout the City, and promote fiscally and environmentally sustainable outcomes, community identity, sense of place, and connectivity.</b>	4.1. Enhance primary gateways into Pflugerville through the addition of street trees, sidewalks, landscaping, and public art improvements to provide a clear sense of arrival and departure into and out of the City.	Mid; Ongoing	Code Amendments; Streetscape Program

Chapter 3 Land Use, Growth & Development	4. Develop community character and identity by recognizing and treating key corridors, activity centers, and unique districts to leverage economic opportunity, bolster equity throughout the City, and promote fiscally and environmentally sustainable outcomes, community identity, sense of place, and connectivity.	4.2. Create local gateways and a hierarchy of neighborhood, community, and regional centers, encouraging development character and signage that promotes neighborhood identity that is unique from others in Pflugerville and other regional cities.	Ongoing	Code Amendments; Informs Rezoning
Chapter 3 Land Use, Growth & Development	4. Develop community character and identity by recognizing and treating key corridors, activity centers, and unique districts to leverage economic opportunity, bolster equity throughout the City, and promote fiscally and environmentally sustainable outcomes, community identity, sense of place, and connectivity.	4.3. Establish a system of districts and develop regulations, initiatives, and incentives based on the needs of identified districts.	Short; Ongoing	Code Amendments
Chapter 3 Land Use, Growth & Development	4. Develop community character and identity by recognizing and treating key corridors, activity centers, and unique districts to leverage economic opportunity, bolster equity throughout the City, and promote fiscally and environmentally sustainable outcomes, community identity, sense of place, and connectivity.	4.4. Create development tools and approaches that leverage corridors as gateways and representations of community identity while also leveraging their potential to create access to opportunity.	Short; Ongoing	Code Amendments
Chapter 3 Land Use, Growth & Development	4. Develop community character and identity by recognizing and treating key corridors, activity centers, and unique districts to leverage economic opportunity, bolster equity throughout the City, and promote fiscally and environmentally sustainable outcomes, community identity, sense of place, and connectivity.	4.5. Create landscaping and streetscaping standards for targeted districts of dense employment, a mixture of uses, and larger-scale offices, that enhance employment and commercial development areas.	Short	Code Amendments
Chapter 3 Land Use, Growth & Development	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.	5.1. Develop regulations, programs and incentives to support suburban retrofitting and incremental redevelopment.	Short; Ongoing	Code Amendments
Chapter 3 Land Use, Growth & Development	7. Ensure all neighborhoods have access parks, open space, amenities, and the trail system.	7.1. Continue to evaluate residential subdivision/site design and amenity requirements to promote the creation of unique places and cohesive districts.	Short; Ongoing	Code Amendments
Chapter 3 Land Use, Growth & Development	7. Ensure all neighborhoods have access parks, open space, amenities, and the trail system.	7.2. Continue to evaluate the standards for public parkland dedication, private parks, amenities, and trails for new development to ensure such standards support the City's goals and intended outcomes.	Short; Ongoing	Code Amendments
Chapter 3 Land Use, Growth & Development	7. Ensure all neighborhoods have access parks, open space, amenities, and the trail system.	7.4. Require trail connections to link all neighborhoods/districts.	Short; Ongoing	Code Amendments

Chapter 3 Land Use, Growth & Development	STREETSCAPING, PUBLIC SPACES & ART	3.27.1. Continue to evaluate requirements for streetscape treatments and amenities for new development, with an emphasis on incentivizing decorative street lighting, landscaping, decorative pavement design, increased tree canopy, and pedestrian amenities. Consider the establishment of standard product packages.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	STREETSCAPING, PUBLIC SPACES & ART	3.27.3. Provide usable space and facilities for civic and public functions integrated within the streetscape.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	STREETSCAPING, PUBLIC SPACES & ART	3.27.4. Establish provisions for public spaces within nonresidential and mixed-use developments, such as outdoor plazas, dining, and activity areas. Such standards should be designed to achieve meaningful, useful, and engaging spaces appealing to users and not be afterthoughts.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	GATEWAYS, BRANDING & COMMUNITY IMAGE	3.27.11. Require new residential subdivision perimeter fence/walls to be constructed with long-lasting materials and maintained by homeowners' associations along major corridors and gateways.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	LAND USE DENSITY	3.28.16. Consider enabling live-work units in O and NS districts.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	LAND USE DENSITY	3.28.17. Consider transitioning multifamily to a conditional by-right use in CL4.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	LAND USE DENSITY	3.28.18. Consider increasing by-right density in CL4 and CL5 to the amounts allowed under the current density bonus (60 units/acre and 75 units/acre, respectively). Achieving densities above 40 units/acre generally requires structured parking. 41-75 units per acre typically yields a four-story with central garage structure.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	LAND USE DENSITY	3.28.19. Consider broadening permitted uses in the O and NS categories to allow uses likely to draw foot traffic from neighborhoods if located within a reasonable walking distance, such as Brewpub/Wine Bar, Health and Fitness Centers under a certain square footage, laundromats and mobile food parks.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	LAND USE DENSITY	3.28.20. Number of residential units, schools and higher education facilities, concentrations of public services such as libraries, parks and trails systems, and similar attributes should be located within ¼ mile without crossing an arterial roadway where feasible (easy 5 minute walk).	Not Specified	Code Amendments; Informs Rezoning
Chapter 3 Land Use, Growth & Development	LAND USE DENSITY	3.28.21. Broaden the zoning districts in which community gardens are allowed, with appropriate conditions.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	INCENTIVES AND BONUSES	3.28.22. Consider increasing the density bonus for CL5 to 95 units per acre, which typically yields a five-story with central garage structure or a 4-5 story over a podium garage structure.	Not Specified	Code Amendments

Chapter 3 Land Use, Growth & Development	INCENTIVES AND BONUSES	3.28.23. Establish provisions for cluster and conservation subdivision practices in applicable codes, including significant regulatory incentives and density bonuses to prompt their adoption by the market. This may vary geographically. For example, this may be more encouraged in eastern portions of the city with more intact agricultural lands and a stronger desire to maximize the efficiency of infrastructure for fiscal reasons. Such conservation subdivisions may provide a logical pathway to support executive housing seeking a unique rural setting without the maintenance of a ranchette.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	PARKING	3.28.24. Consider reductions in minimum parking ratios for projects in the CL4 and CL5 districts due to the mixed-use, walkable environment, and increased likelihood of amenities, employment, and services being located within comfortable walking distance.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	PARKING	3.28.25. Consider adoption of a specific shared parking model or development of Pflugerville's own shared parking spreadsheet based on an industry model, such as the Urban Land Institute Shared Parking Model.	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	PARKING	3.28.26. Evaluate whether to continue enforcing minimum parking ratios. This has the most significant impact on the ability to support the redevelopment of aging commercial centers and changing occupancies. At a minimum, evaluate the potential to consolidate parking uses and ratios to simplify calculations and better support reuse/change-in-use. Consider circumstances in which parking ratios are reduced	Not Specified	Code Amendments
Chapter 3 Land Use, Growth & Development	8. Create a land development ecosystem supportive of diverse employment opportunities ranging from small start-ups to Fortune 500 corporations to increase the amount of residents that work in Pflugerville and also elevate the community's image.	8.1.Encourage the creation of Class A office and corporate spaces, reserving and incentivizing priority locations.	Short; Ongoing	Code Amendments; Informs Rezoning
Chapter 3 Land Use, Growth & Development	8. Create a land development ecosystem supportive of diverse employment opportunities ranging from small start-ups to Fortune 500 corporations to increase the amount of residents that work in Pflugerville and also elevate the community's image.	8.3. Identify appropriate roles and ideal locations for industrial flex spaces.	Short	Code Amendments; Informs Rezoning
Chapter 3 Land Use, Growth & Development	8. Create a land development ecosystem supportive of diverse employment opportunities ranging from small start-ups to Fortune 500 corporations to increase the amount of residents that work in Pflugerville and also elevate the community's image.	8.6. Further development regulations in support of creating flexible spaces for employment while maintaining the character of the area.	Short; Ongoing	Code Amendments; Informs Rezoning
Chapter 3 Land Use, Growth & Development	LAND USE / ECONOMIC DEVELOPMENT ACTION ITEM	3.30.1. Foster redevelopment opportunities within the City in an effort to revitalize unused or underused property.	Not Specified	Informs Rezoning / Land Use Decisions
Chapter 3 Land Use, Growth & Development	LAND USE / ECONOMIC DEVELOPMENT ACTION ITEM	3.30.2. Locate and concentrate commercial development that support both the local and regional market.	Not Specified	Code Amendments; Informs Rezoning

Chapter 3 Land Use, Growth & Development	LAND USE / ECONOMIC DEVELOPMENT ACTION ITEM	3.30.3. Promote diversification of the commercial/industrial base.	Not Specified	Code Amendments; Informs Rezonings
Chapter 3 Land Use, Growth & Development	LAND USE / ECONOMIC DEVELOPMENT ACTION ITEM	3.30.4. Adapt retail and commercial spaces to accommodate market trends.	Not Specified	Informs Rezonings / Land Use Decisions
Chapter 3 Land Use, Growth & Development	LAND USE / ECONOMIC DEVELOPMENT ACTION ITEM	3.30.5. Identify and develop physical connections between employment center and surrounding neighborhoods.	Not Specified	Code Amendments; Informs Rezonings
Chapter 3 Land Use, Growth & Development	LAND USE / ECONOMIC DEVELOPMENT ACTION ITEM	3.30.6. Improve transportation access to education, training, and employment opportunities.	Not Specified	Informs Rezonings / Land Use Decisions
Chapter 3 Land Use, Growth & Development	9. Proactively secure land in key corridors to target specific desired development patterns and land uses.	9.3. Long-term return-on-investment should consider the specific project, and also the role the project could play in attracting further similar development.	Ongoing	Informs Rezonings / Land Use Decisions
Chapter 3 Land Use, Growth & Development	12. Promote environmental sustainability and encourage development and building practices that reduce negative environmental impacts.	12.1. Promote green infrastructure and stewardship of natural resources to reduce Pflugerville's vulnerability to droughts, floods, and other natural disasters.	Ongoing	Code Amendments; Informs Rezonings
Chapter 3 Land Use, Growth & Development	12. Promote environmental sustainability and encourage development and building practices that reduce negative environmental impacts.	12.3. Support development patterns and details that reduce urban heat island effects.	Ongoing	Code Amendments
Chapter 3 Land Use, Growth & Development	12. Promote environmental sustainability and encourage development and building practices that reduce negative environmental impacts.	12.4. Preserve natural areas and highly sensitive land, such as floodplains, through the public parkland system.	Ongoing	Informs Rezonings & Subdivisions
Chapter 3 Land Use, Growth & Development	12. Promote environmental sustainability and encourage development and building practices that reduce negative environmental impacts.	12.5. Encourage requirements for green building such as USGBC LEED or Energy Star programs for development approvals.	Ongoing	Development Incentive
Chapter 4	1. Diversify the tax base to create a sustainable revenue stream to provide high-quality public sector services to residents and businesses.	1.1. Support commercial and industrial development that result in at least 30 percent of the property tax base coming from nonresidential land uses.	Ongoing	Code Amendments; Informs Rezonings
Chapter 4	1. Diversify the tax base to create a sustainable revenue stream to provide high-quality public sector services to residents and businesses.	1.2 Encourage and promote sales tax generating businesses to locate in Pflugerville to increase taxable retail sales per capita. Partner with large landowners to increase the supply of shovel-ready sites within Pflugerville.	Ongoing	Code Amendments; Informs Rezonings
Chapter 4	1. Diversify the tax base to create a sustainable revenue stream to provide high-quality public sector services to residents and businesses.	1.3. Develop an incentive program for developers and landowners to promote commercial office sites within key corridors	Mid	Development Incentive
Chapter 4	2. Develop offices and other environments that are attractive to innovative, growing companies that have demonstrated agility in responding to market needs and that provide job opportunities aligned to Pflugerville residents.	2.1. Expand the 130 Commerce Center to the south and west.	Short; Mid	Informs Rezonings / Land Use Decisions
Chapter 4	2. Develop offices and other environments that are attractive to innovative, growing companies that have demonstrated agility in responding to market needs and that provide job opportunities aligned to Pflugerville residents.	2.2. Consider anchoring a mixed-use project with municipal facilities, and evaluate using a public/private partnership or master developer arrangement.	Short; Ongoing	Informs Rezonings / Land Use Decisions

Chapter 4	2. Develop offices and other environments that are attractive to innovative, growing companies that have demonstrated agility in responding to market needs and that provide job opportunities aligned to Pflugerville residents.	2.3. Increase inventory of nonresidential sites that are shovel-ready to be responsive to business recruitment opportunities. Use utility infrastructure to incentivize where appropriate.	Short; Ongoing	Informs Rezoning / Land Use Decisions
Chapter 4	2. Develop offices and other environments that are attractive to innovative, growing companies that have demonstrated agility in responding to market needs and that provide job opportunities aligned to Pflugerville residents.	2.4. Utilize economic development tools (e.g., TIRZ, 380 agreements, etc.) to recruit high quality mixed-use, commercial, and employment development.	Short; Ongoing	Development Incentive
Chapter 5 Transportation & Mobility	1. Develop new and strengthen existing pedestrian amenities.	1.1. Bike and pedestrian facilities should exceed minimum standards and be designed for increased safety to fit the needs of more Pflugerville residents.	Ongoing	Code Amendments
Chapter 5 Transportation & Mobility	1. Develop new and strengthen existing pedestrian amenities.	1.4. Pedestrian amenities (benches, lighting, trees/shade, landscaping, bike share and/or repair station infrastructure, etc.) should be provided along key corridors in the City.	Mid; Ongoing	Code Amendments; Pedestrian & ADA Plan
Chapter 5 Transportation & Mobility	1. Develop new and strengthen existing pedestrian amenities.	1.6. Consider adopting standards for new retail, office, and commercial development to provide access to parks, trails, amenities, and outdoor gathering spaces to create a unique sense of place in the development.	Short	Code Amendments
Chapter 5 Transportation & Mobility	2. Develop 10-minute neighborhoods.	2.1. Encourage a land use and development pattern that supports shorter trips to access goods, services and employment, potentially with less reliance on personal automobiles.	Ongoing	Informs Rezoning / Land Use Decisions
Chapter 5 Transportation & Mobility	2. Develop 10-minute neighborhoods.	2.2. Consider adopting standards for new development to be oriented and provide access to existing and proposed greenways to improve pedestrian access and connectivity to the community.	Short	Code Amendments
Chapter 5 Transportation & Mobility	2. Develop 10-minute neighborhoods.	2.3. Incorporate multimodal network design into transportation plans and establish standards for bicycle and pedestrian infrastructure supportive of 10-minute accessibility, with affirmative and welcoming design	Ongoing	Informs Rezoning / Land Use Decisions
Chapter 5 Transportation & Mobility	2. Develop 10-minute neighborhoods.	2.4. Require local street stubs to extend through new development in order to support 10-minute neighborhoods and less the traffic impact on the arterial roadway system.	Ongoing	(Existing Requirement) Enforcement of Code
Chapter 5 Transportation & Mobility	3. Enhance major corridors.	3.1. Consider the creation of additional roadway corridors and innovative intersections to disperse traffic rather than relying primarily on the widening of existing corridors.	Long; Ongoing	Informs Rezoning / Land Use Decisions; Subdivisions
Chapter 5 Transportation & Mobility	3. Enhance major corridors.	3.5. Adopt a complete street policy to help define the designs that are appropriate for different streets.	Mid	Code Amendments
Chapter 5 Transportation & Mobility	3. Enhance major corridors.	3.6. Update roadway cross-sections to implement a complete street policy.	Short	Code Amendments
Chapter 5 Transportation & Mobility	3. Enhance major corridors.	3.6.1. Develop a set of street designs for use in compact neighborhoods/TND.	Short-Mid	Code Amendments; Engineering Design Manual



<b>Chapter 5 Transportation &amp; Mobility</b>	<b>3. Enhance major corridors.</b>	3.6.2. Develop a set of street designs for use in conservation subdivisions, employing LID design practices.	Short-Mid	Code Amendments; Engineering Design Manual
<b>Chapter 6 Infrastructure</b>	<b>2. Evaluate and address water needs in the City.</b>	2.5. New development should be required to install devices designed to reduce the amount of water used in a household or business, such as low-flush toilets.	Short; Ongoing	Code Amendments
<b>Chapter 6 Infrastructure</b>	<b>3. Evaluate and address wastewater needs in the City.</b>	3.3. Type I water reclamation infrastructure should be required in any new development involving irrigation activities, retention pond management and any other activity in which it is appropriate. Application for personal home sites may be an option if designed appropriately.	Mid; Ongoing	Code Amendments
<b>Chapter 6 Infrastructure</b>	<b>4. Evaluate and address stormwater needs in the City.</b>	4.5. Rain gardens in parking areas should be promoted as an environmentally friendly and cost-effective alternative to raised landscape improvements while still meeting landscape requirements of the development code.	Short; Ongoing	Code Amendments
<b>Chapter 6 Infrastructure</b>	<b>4. Evaluate and address stormwater needs in the City.</b>	4.6. Implement on-site best management practices such as green roofs, rain barrels, rain gardens, pervious pavement, and other creative techniques as a means of maintaining the first inch of rainfall during a rain event on site.	Ongoing	Code Amendments
<b>Chapter 6 Infrastructure</b>	<b>4. Evaluate and address stormwater needs in the City.</b>	4.7. Adopt practices and consider regulatory incentives to achieve enhanced stormwater runoff quality from new developments.	Mid	Code Amendments
<b>Chapter 6 Infrastructure</b>	<b>4. Evaluate and address stormwater needs in the City.</b>	4.8. Actively promote (and to the extent possible, require) the use of offsite stormwater best management practices that positively impact the amount, speed and quality of stormwater prior to its entrance into area creeks, particularly Gilleland Creek. Example BMP's include bioswales, pervious pavement in all possible places, naturalized detention and retention basins at strategic locations, preservation or creation of stormwater wetlands, preservation and enhancement of the 100-year floodplain, naturalized drainage channels, use of tiered gabion blankets/baskets rather than concrete, and other creative techniques.	Ongoing	Code Amendments; Engineering Design Manual
<b>Chapter 6 Infrastructure</b>	<b>4. Evaluate and address stormwater needs in the City.</b>	4.11. Consider allowing stormwater detention to count for a certain percentage of open space requirements if certain standards and criteria are met, including successful and creative integration into the landscape, consideration of surrounding context, and ability to positively impact stormwater management.	Short	Code Amendments



Chapter 6 Infrastructure	4. Evaluate and address stormwater needs in the City.	4.14. Consider minimizing impervious surface through efforts such as reduced street widths, incorporating sunken landscaped islands in the middle of cul-desacs, clustering development, preservation of natural areas, reducing parking requirements, and using pavers or porous pavement in parking overflow areas.	Short; Ongoing	Code Amendments; Engineering Design Manual
Chapter 6 Infrastructure	4. Evaluate and address stormwater needs in the City.	4.15. Allow and encourage stormwater reuse for irrigation and other outdoor activities.	Ongoing	Code Amendments
Chapter 7 Community Facilities & Public Services	5. Ensure parks and recreation facilities and programming meet the needs of the community as the City grows.	5.7. Consider the development of community and regional sized public parks near retail, plazas, and other development.	Long; Ongoing	Code Amendments
Chapter 8 Healthy Communities & Neighborhood Vitality	1. Strengthen Pflugerville's image, identity and character to foster a distinctive and appealing place to live and visit.	1.1. Continue to review and revise Downtown District regulations, as appropriate, to better address redevelopment and nonconforming uses.	Ongoing	Code Amendments
Chapter 8 Healthy Communities & Neighborhood Vitality	2. Develop gateway and main corridor standards and themes that generate a positive first impression.	2.1. Consider alternative traffic intersection designs, such as bulb-outs, chicanes, mid-block treatments and traffic circles or roundabouts for enhancing street aesthetics, as well as providing for targeted operational enhancements.	Ongoing	Code Amendments; Engineering Design Manual; CIP
Chapter 8 Healthy Communities & Neighborhood Vitality	2. Develop gateway and main corridor standards and themes that generate a positive first impression.	2.4. Develop streetscape/urban design standards to enhance the City's visual/ aesthetic appeal (e.g., design guidelines for consistent streetscape, landscaping, signage, entryway treatments, etc.) of roadways/specific corridors within the City, especially SH 45 from the east and from the west, SH 130 from the north, and Pecan Street from the south.	Short-Mid	Code Amendments
Chapter 8 Healthy Communities & Neighborhood Vitality	5. Focus urban design improvements in nodes and major intersections.	5.2. Avoid concentrations of residential units (any type) without supporting non-residential services.	Ongoing	Code Amendments; Informs Rezoning
Chapter 8 Healthy Communities & Neighborhood Vitality	5. Focus urban design improvements in nodes and major intersections.	5.3. Allow for incremental redevelopment of existing commercial centers with residential components.	Ongoing	Code Amendments; Informs Rezoning
Chapter 8 Healthy Communities & Neighborhood Vitality	6. Strategically develop a mixture of residential and non-residential in greenfield areas.	6.1. Encourage rezoning to residential with an "anchor" feature, service, institution, or jobs generator. If no anchor is present, prioritize commercial or employment development that will not create potential islands of residential.	Ongoing	Code Amendments; Informs Rezoning
Chapter 8 Healthy Communities & Neighborhood Vitality	6. Strategically develop a mixture of residential and non-residential in greenfield areas.	6.2. Encourage housing variety so that no more than 2/3rds of housing in an area is the same type.	Ongoing	Code Amendments; Informs Rezoning
Chapter 8 Healthy Communities & Neighborhood Vitality	7. Focus on infill areas.	7.1. Allow older single family residential areas to respond to market demand with appropriate products (duplex, townhome, 4,6,8-plexes) on "end cap" lots and major street corridors.	Ongoing	Informs Rezoning

Chapter 8 Healthy Communities & Neighborhood Vitality	7. Focus on infill areas.	7.2. Encourage multi-family along freeway corridors with access to existing or planned services, jobs, retail, and parks within 1/4 mile	Ongoing	Code Amendments; Informs Rezoning
Chapter 8 Healthy Communities & Neighborhood Vitality	7. Focus on infill areas.	7.3. Incentivize appropriate housing where existing services are present and especially where such services may be underutilized (parks, retail, schools)	Ongoing	Code Amendments; Informs Rezoning