

Planning & Zoning: 10/7/2013 **Staff Contact:** Jeremy Frazzell, Senior Planner
City Council: 10/22/2013 **E-mail:** jeremyf@pflugervilletx.gov
Case No.: ORD-0181 **Phone:** 512-990-6300

SUBJECT: To receive public comment and consider an application to change the zoning from Multi-Family Urban (MF-U) to Alternative Land Use Regulation (ALUR), for an 18.938 acre tract of land out of the John Van Winkle Survey No. 14, Abstract 786 in Pflugerville, Texas, located along the east side of N. N. Heatherwilde Blvd., between W. Pecan St. and W. Pfennig Ln., to be known as the Carrington Court ALUR Rezoning.

LOCATION:

The property is in the central portion of the city, along the east side of N. Heatherwilde Blvd, between W. Pfennig Lane and W. Pecan St. The property is within the Windermere Certificate of Convenience and Necessity (CCN) service area for water and wastewater and they will provide those services.

ZONING and ANNEXATION HISTORY:

The property was annexed into the City in 1996 (446-96-10-08) and subsequently zoned to the former Agriculture - Conservation (A) district. The property was later rezoned to General Business (GB) and Multi-Family Residential, Moderate Density (RM2) in 2000 (593-00-08-08). In 2009, the configuration of the tract was slightly adjusted to accommodate for an office development to the south, resulting in a slight increase of the multi-family zoning on the subject tract and nomenclature was adjusted with the establishment of the Unified Development Code.

Adjacent	Base Zoning District	Existing Land Use
North	MF-U	Rosemont apartments
South	GB1	Professional office and financial institution
East	GB1	Unimproved
West	GB1	Unimproved

REQUEST:

The proposed request is to rezone approximately 18.9 acres of unplatted land to the Alternative Land Use Regulation (ALUR) district; intended to be utilized for creative developments that offer unique attributes or contribute to a variety in the development pattern of the city and conforms to the Comprehensive Master Plan. The proposed ALUR will establish a 134 lot townhome development on fee simple lots with a mix of front and rear loaded garage products. As designed, the development utilizes a mix of the current Multi-Family Urban (MF-U) zoning district for lot size and bulk requirements and the Single Family Urban (SF-U) zoning district as a base zoning district for building design.

A waiver to the minimum 50-acre requirement required by Subchapter 5(C) of the Unified Development Code was approved by the Planning and Zoning Commission on July 1, 2013, allowing the ALUR to be considered.

COMPREHENSIVE PLAN:

The Land Use Plan identifies a medium to high density residential, with up to 20 units per acre under the existing zoning. The proposed townhome development has a density of approximately seven (7) units per acre and is in accordance with the density reflected in the Comprehensive Plan.

According to Goal 1 of the Land Use and Development Character chapter, “The supply, location, and type of housing will need to be diverse 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 phase of their lives”. The proposed development will provide housing options that are limited currently in Pflugerville, helping to further Goal 1 of the Comprehensive Plan.

Section 2.0 Community Enhancement Features

The development will include 5.7 acres of private open space with amenities throughout the development. Private open space totaling 2.3 acres will be provided throughout the development including “paseo” lots located between the townhome building clusters containing landscaping and concrete sidewalks. A playscape, landscaping and benches are proposed within a 0.7 acre private pocket park in the southeast portion of the development; and a walking trail (granite) with outdoor exercise stations and landscaping is proposed in a 2.7 acre lot along the northern extent of the development which will also contain a detention pond and a wastewater lift station.

All residential structures will have four (4) sides, 100% masonry with a minimum of two (2) distinct materials. Stucco was added as a primary material in the ALUR and brick and stone combinations on all townhomes are proposed. Additional residential construction features are proposed to enhance the architecture and building design as well as aid in increasing energy efficiency. Examples include the use of radiant barrier roof deck, blown in insulation exceeding Austin Energy Green Building standards, pressure relief ducts for improved HVAC efficiency, insulated garage doors, and energy efficiency appliances. Additional enhancements are listed within Section 2.0 of the proposed Development Code.

ALUR: Code Amendments

The proposed development will consist of single-family attached units on individual lots that have a lot width generally consistent with what is allowed under the current Multi-Family Urban (MF-U) zoning district. Through discussions with the applicant and with anticipated removal of the single family attached product from the MF-U district, the base district for the proposed development will be the Single Family Urban (SF-U) zoning district. While deviations exist between the ALUR and existing SF-U district requirements, the development is anticipated to be generally consistent with the Staff lead UDC adjustments.

Section 3.0: As compared to the current MF-U zoning district which allows for single family attached land uses, the proposed bulk regulations are generally more restrictive than the current zoning. Compared to the current SF-U bulk requirements however, the proposed development is slightly less restrictive. As mentioned, future amendments are proposed to the UDC and are anticipated to be more consistent with what can be expected for a compact townhome development.

General Regulations: Single Family Detached	PROPOSED ALUR SF Attached		vs.	UDC: MF-U SF Attached	UDC: SF-U SF Attached
	Front Load	Rear Load		Rear Load	Rear Load
Minimum Lot Area	2,400 sq ft	2,400 sq ft		2,000 sq ft	3,600 sq ft
Minimum Lot Width	24'	20'		25'	30'
Minimum Width (cul-de-sac chord length)	32'	32'		NA	NA
Minimum Lot Depth	95'	120'		80'	120'
Minimum Front Setback	20'	15'		5'	5'
Maximum Front Setback	NA	NA		10'	10'
Minimum Side Setback (corner lots)*	0'	0'		10'	10'
Minimum Interior Side Setback*	0'	0'		5'	5'
Minimum Interior Side Setback (abutting SF-S zoning or existing single family detached unit, not SF-U)	0'	0'		15'	15'
Minimum Rear Setback	15'	16.5'		30'	30'
Minimum Rear Setback (abutting SF-S zoning or existing single family detached unit, not SF-U)	NA	NA		30'	30'
Single Family Adjacency Vegetative Bufferyard	NA	NA		NA	NA
Maximum Lot Coverage	NA	NA		NA	NA
Maximum Density	NA	NA		NA	NA
Minimum Dwelling Unit Area (livable space)	1,500 sq ft	1,200 sq ft		1,000 sq ft	1,000 sq ft
Unit Mix Required	NA	NA		NA	NA
Maximum Units per Structure	6	6		6	6
Maximum Building Length	160'	125'		200'	200'

As noted with an asterisk in the table above, in order to address the attached product type on fee simple lots, no interior side setback is proposed. For corner lots, a minimum 10-ft open space lot is proposed between the residential lot line and the right of way, and for internal lots, a minimum 15-ft open space lot will be provided between the townhome building clusters. The proposed open space lots will function in a similar capacity as the side setback requirement.

Architectural and design adjustments provided in the ALUR will replace the current SF-U requirements and allow for minor adjustments needed to utilize existing elevations by the builder in this development. A mix

of rear and front loaded garage products are proposed with the development. Front loaded garages are currently not permitted for single family attached products and the proposed ALUR requirements are intended to address this building design. Additional adjustments to the single family attached residential design standards and other provisions in the UDC are identified below:

Subchapter 9(D)(2)(a): All structures will have 100% masonry with a minimum of two (2) distinct materials. Stucco has been added to the permitted primary materials and the proposed Development Code identifies brick and stone combinations will be included on all townhomes.

Subchapter 9(D)(3): The following building design adjustments are proposed

- Reduced eaves (16" vs. 24") and fascia depth (6" vs. 8")
- Specificity added to percentage of transparency along public facades with a reduction along a side (10%) and rear elevation (20%)
- Reduction in the width of trim required on all windows (4" vs. 6")
- Window articulation and façade repetition are as provided in the proposed building elevations
- Entrances to ground floor units will not be required to be raised a minimum of 12" from the finished ground floor level

Subchapter 9(D)(4): Garages with two (2) spaces are proposed per unit. A total of 77 units are proposed with a garage that will front onto a public street. The remaining 57 units will have a garage accessible from a private alley. Front loaded garages will have the same primary and accent materials as the main structure. Detached garages accessed from the alley are proposed to be constructed with cementitious fiberboard or similar masonry material.

Subchapter 9(D)(5): Common open space is proposed throughout the development and locations are outlined on the Regulating Plan. The amount of amenities required in the common open space deviates from the current ratio (1 per 2,000 vs. 1 per 1,000 sq. ft. of open space) however the amount of common open space proposed greatly exceeds the minimum open space land requirement (5.7 acres vs. 0.6 acres) and a minimum of one amenity per 2,000 sq. ft. as outlined in the proposed Development Code will be provided.

Subchapter 9(D)(6): Public pedestrian amenities including crosswalks, public pedestrian seating at 50% of all intersections, and pedestrian scaled lighting were removed from the Development Code.

Subchapter 9(D)(7): Wrought iron fencing is proposed for the back and side yards. No fencing is proposed along the front of any unit.

Subchapter 10(C): Parking spaces are proposed along the local roads and within the private alleys. Parking space dimensions will conform to the minimum requirements outlined in the UDC.

Subchapter 15(X)(4)(c): Private alleys are proposed to intersect with other alleys and two will terminate with a dead end. Alley #3 was reconfigured to connect to the collector road in order to mitigate preliminary concerns and additional minor adjustments may be needed during the preliminary plan review to address any further concerns from the waste management and fire department.

Subchapter 15(X)(3)(h): A local street is proposed to intersect with N. Heatherwilde Blvd, an arterial street.

Section 4.0:

While the ALUR contains a Regulating Plan to reflect the anticipated configuration of the subdivision, minor adjustments may be needed as the development is established through preliminary and construction plans. A provision is included to allow for minor adjustments to be made administratively as it pertains to street alignments, lot types and sizes, and location and size of open space.

TRANSPORTATION:

The proposed development will include four new streets within the development, including an east/west minor collector that will align with an existing median break in N. Heatherwilde Blvd. The minor collector can be extended in the future to provide a connection between Swenson Farms Blvd. and N. Heatherwilde Blvd. An east/west local street is proposed to connect with N. Heatherwilde Blvd. at the southwest portion of the development and will be restricted to a right in, right out configuration given the existing median. Two north/south streets will break up the blocks and provide access to the remaining portions of the development. The number of residential lots will not meet the minimum threshold for a Transportation Impact Analysis, however additional study will be needed to determine what, if any off-site improvements will be needed to N. Heatherwilde Blvd. to address turning movements into the development. Sidewalks will be provided throughout the development to provide pedestrian access.

Residential lots proposed to front onto N. Heatherwilde Blvd. and the proposed minor collector will have detached garages located off of an alley to prevent direct driveways onto the thoroughfares. Lots along the proposed local streets will have front loaded garages with driveways deep enough to allow for a vehicle to be parked outside of the right of way.

PARKS:

The applicant requested the Parks and Recreation Commission consider a fee in lieu for the required 2.68 acres of public parkland required for the development. On September 19, 2013, the Parks and Recreation Commission considered the request and found the proximity of existing public parkland and the 5.7 acres of private open space with the proposed amenities listed in the Development Code to be acceptable, and recommended approval of a \$100,500 fee in lieu of public parkland. The fee in lieu will be required with the final plat.

STAFF RECOMMENDATION:

While the existing zoning district will allow for a townhome development today, the proposed development offers a density that is less than what could be constructed on the property currently and will offer a housing type that would not otherwise be permitted. The proposed development includes standards that are generally consistent with proposed future UDC amendments and will allow for architectural building elevations used in compact townhome developments in other nearby communities. The proposed density is compatible with what the Comprehensive Plan identifies in the area. The Parks and Recreation Commission recommended approval of a fee in lieu of public parkland and private open space with amenities are proposed for the new residents. Staff recommends approval of the proposed Carrington Court ALUR.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On October 7, 2013, the Planning and Zoning Commission conducted a public hearing and with a vote of 5-0, 1 abstain, recommended approval of the proposed Carrington Court ALUR.

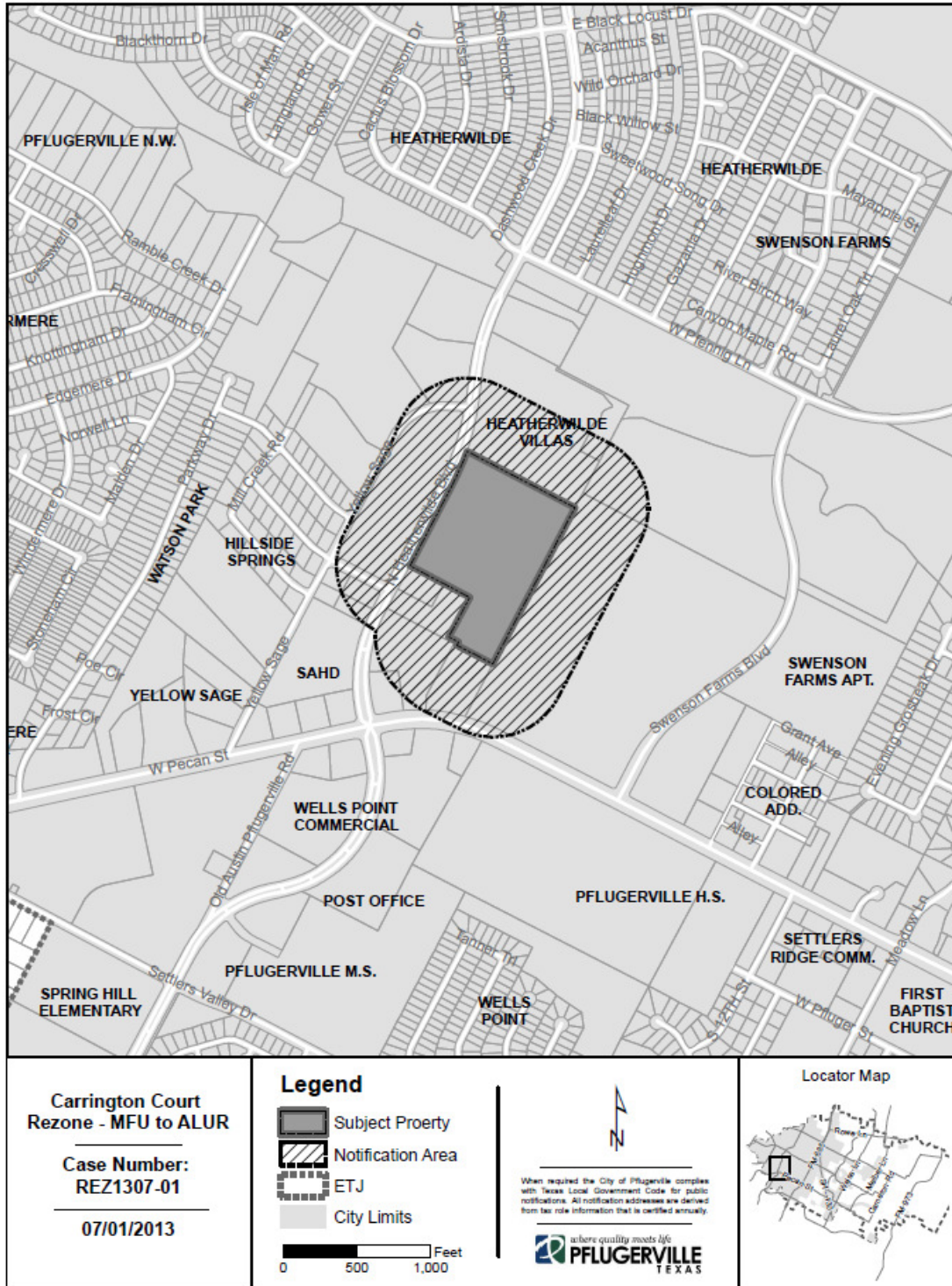
NOTIFICATION:

Newspaper Notification was published on September 25, 2013. Notification letters were mailed to property owners within 500 feet of the property, within the City limits and signs were posted as required. A total of four (4) general inquiries were received from surrounding property owners, none of which expressed concern with the proposed project.

ATTACHMENTS:

- Notification Map
- Subject Site Photos
- Applicant Request
- Carrington Court ALUR (separate attachment)

NOTIFICATION MAP:



SUBJECT SITE PHOTOS:



APPLICANT REQUEST:



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

September 27, 2013

13-09-30P07:42 RCVD

Ms. Emily Barron, AICP
Planning Director – City of Pflugerville
P.O. Box 589
Pflugerville, Texas 78691

RE: Carrington Court
Rezoning Support Information

Dear Ms. Barron:

On behalf of our client, we submitted a rezoning application request for the Carrington Court project, also known as the Heatherwilde Townhomes, to change the zoning from Multi-Family Urban Residential District (MF-U) to Alternative Land Use Regulations District (ALUR). The proposed project is planned as a single-family attached homes development with both a front entry garage and a rear entry garage product. Townhome units will range from 3-unit to 5-unit clusters. The development will incorporate architectural and community enhancements as required by the ALUR code. The intent of this letter is to provide additional information to support the ALUR.

The ALUR Development Code uses the Single-Family Urban zoning (SF-U) as the base district for establishing development requirements. However, if no zoning request was made the project would be developed under the MF-U requirements. The development proposes to include two different product lines of both a front load and a rear load design. Accordingly, both public streets and private alleys are included in the design. The current zoning district does not effectively accommodate the client's proposed development without the need to request variances and text amendments to the zoning district. Text amendments are not ideal as they would affect the zoning district for all future developments. Therefore, as discussed with City staff, it was believed that requesting an ALUR zoning would be the most effective process for developing the project.

In comparison to the MF-U regulations, the proposed development primarily meets or exceeds the minimum requirements of the Single-Family attached product category, while in a few cases the minimum requirements are not met. A comparison table for both product types is provided below:

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General Regulations Urban Districts	MF-U	Front Load		Rear Load	
	SF Attached	Proposed	Exceeds?	Proposed	Exceeds?
Minimum Lot Area	2,000 sq ft	2,400 sq ft	Yes	2,400 sq ft	Yes
Minimum Lot Width	25'	24'	No	20'	No
Minimum Width (cul-de-sac chord length)	Not Permitted	32'	--	32'	--
Minimum Lot Depth	80'	95'	Yes	120'	Yes
Minimum Front Setback	5'	20'	Yes	15'	Yes
Maximum Front Setback	10'	NA	--	NA	--
Minimum Side Setback (corner lots) ¹	10'	0'	No ¹	0'	No ¹
Minimum Interior Side Setback ¹	5'	0'	No ¹	0'	No ¹
Minimum Interior Side Setback (abutting SF-S zoning or existing single family detached unit, not SF-U) ¹	15'	0'	No ¹	0'	No ¹
Minimum Rear Setback	30'	15'	No	16.5'	No
Minimum Rear Setback (abutting SF-S zoning or existing single family detached unit, not SF-U)	30'	NA	--	NA	--
Single Family Adjacency Vegetative Bufferyard	NA	NA	--	NA	--
Maximum Lot Coverage	NA	NA	--	NA	--
Maximum Density	NA	NA	--	NA	--
Minimum Dwelling Unit Area (livable space)	1,000 sq ft	1,500 sq ft	Yes	1,200'	Yes
Unit Mix Required	NA	NA	--	NA	--
Maximum Units per Structure	6	6	--	6	--
Maximum Building Length	200'	160'	Yes	125'	Yes

¹ Units within the attached structures are contained within individual lots with the side lots lines located at the edge of the units. Attached structures are separated by open space lots with a minimum width of 15 feet which act as the side setback for the structures. Open space lots with a minimum width of 10 feet are located at the end of blocks to act as the side setback for corner attached structures.

As indicated in the table above, the MF-U requirements are generally exceeded with the exception of the minimum lot width and the rear setbacks for both the front and rear load products. The side setback requirements are indicated as not being met; however, since the development is proposed as a fee-simple platted subdivision with attached homes, there are no side setbacks between the attached units and setbacks between buildings are incorporated into open space lots separating the buildings.

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In addition to the exceeding MF-U site regulations listed above, the development also exceeds City requirements in certain areas pertaining to building design and architectural improvements as itemized below:

- Brick and stone combinations on all townhomes.
- Vertical and/or horizontal offsets every 20-ft or less.
- Two car garage for all units.
- LP TechShield radiant barrier roof deck. This product helps block radiant heat in the roof from entering the attic, lowering energy costs, making the home more comfortable. It was used in the Southern Living 2013 Idea House. It can lower the attic temperatures by 30 degrees which can reduce a home's monthly cooling costs up to 17%.
- Insulated garage doors.
- Dimensional shingles with a limited lifetime warranty.
- All included laundry appliances are high efficiency with an energy star washer rated CEE Tier III with e-wash option.
- All kitchen appliances which qualify for Energy Star rating will be used.
- Full gutters.
- All common walls have a Blown-In-Blanket (BIBS) insulation system which exceeds Austin Energy Green Building standards.
- Low VOC paint (meets Austin Energy Green Building requirements).
- Pressure relief ducts for improved AC flow and AC energy efficiency.
- Exhausts fans in all baths and utility rooms for improved air quality.
- ESP (Environmental Stewardship Program) certified cabinets, also meets NAHB National Green Building Program requirements.

The proposed development is based on a successful product in other jurisdictions and will be an attractive community providing options for the home buying market interested in the attached townhome product line.

Please contact me if you have any questions or need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 470


Dustin Goss, P.E., LEED® AP BD+C
Project Manager

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