

ASPIRATIONAL ACTIONS

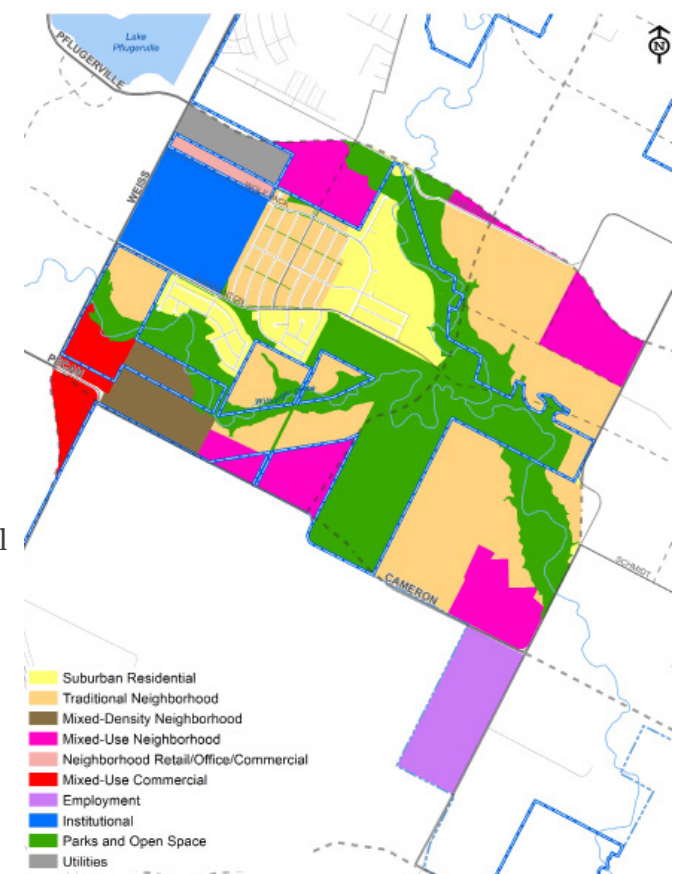
- Prescriptively plan for access to parks, open space and trails, with safety enhancements such as lighting along trails and streets feeding into the trail system as development occurs. Leverage the creek corridor, but also recognize well-planned connections beyond those natural areas will be critical to an effective quality of life.
- Continue expansion of the 1849 Park program, developing it as a unique recreational destination not just for Pflugerville, but for the region.
- Enhance Pflugerville Parkway, Weiss Lane and Cameron Road incorporating context sensitivity that provides a sense of place with improvements to support comfort for people using bikes or walking.
- Develop a corridor plan for Pflugerville Parkway, linking economic development, transportation, land use and housing in a coordinated manner to leverage the assets. This area should particularly consider the link eastward to FM 973 while also embracing unique character/branding.
- Promote development formats that are more efficient with infrastructure, celebrating more diverse housing types, densities and relationships between commercial and residential uses.
- Invest in infrastructure in a manner that supports efficient operations, maintenance and capital cost timing,

seeking especially to avoid situations where infrastructure may be perceived as “temporary” until surrounding development occurs to optimize ultimate infrastructure buildout. Seek opportunities to oversize so infrastructure is built once. Use tools like consent agreements to avoid negative effects of leapfrog development.

- Consider incentivizing, through direct or regulatory incentives, development of neighborhood mixed-use nodes, particularly along Pflugerville Parkway, to encourage higher performing fiscal patterns and effective access to goods and services without relying on personal automobiles exclusively. Nodes along Cameron Road present further opportunity, particularly adjacent to parks where more dense development can still support quality of life.
- Promote housing diversity in new developments.

THE PARK DISTRICT

Map 8.15. The Park District



This district contains a confluence of Wilbarger Creek tributaries that anchor the open space network, home to the recent 1849 Park and planned for further expansion. Pflugerville Parkway, Weiss Lane and Cameron Road serve as opportunities to define the character of this district in thoughtful ways reflective of the area’s orientation towards nature, and connect meaningfully with the emerging area around Lake Pflugerville. Along these roads and where they meet Cameron Road, there are excellent opportunities for neighborhood mixed use nodes. With the amount of potential green space, this is a natural area for denser, more diverse housing types and development patterns with high fiscal performance. The west side of the district is anchored by a large multi-school campus, including a high school.