

<b>Planning and Zoning</b> 7/18/2011	<b>Staff Contact:</b> Jeremy Frazzell, Senior Planner
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**SUBJECT:** To receive public comment on text amendments to Chapter 157: Unified Development Code; amending Subchapter 4 Establishment of Districts and Boundaries to add clarification to the unit mix requirement in the Multi-Family Suburban Residential District (MF-S) and Multi-Family Urban Residential District (MF-U); and Subchapter 5 Establishment of Overlays and Special Districts to add unit mix requirements for multi-family developments in the Suburban Level 3 (CL3), Urban Level 4 (CL4) and Urban Center Level 5 (CL5) districts. (CA1106-01)

**BACKGROUND/DISCUSSION**

When the Unified Development Code was created in 2009, multi-family design standards were integrated to address community concerns, including impacts to the school district. In an effort to reduce impacts, a bedroom unit mix was added to the Multi-family Suburban (MF-S) and Multi-family Urban (MF-U) zoning districts. The requirement however does not address complexes that might contain units that exceed 3 bedrooms. In addition, the unit mix requirement was inadvertently left out of the Corridor zoning districts which also allow multi-family developments. As directed by City Council, the proposed text amendments add language to address larger units and to provide uniformity throughout the City.

***Multi-Family Suburban (MF-S) and Multi-Family Urban (MF-U) Districts***

Subchapter 4 of the Unified Development Code contains general regulations for the MF-S and MF-U zoning districts which require a minimum of 40% studio or single bedroom units and a 10% maximum of three bedroom units in a multi-family development. Clarification has been added to state the requirement is also applicable to units with more than 3 bedrooms. The proposed amendments are underlined in the tables below.

**Subchapter 4 (4) General Regulations Suburban Districts**

General Regulations Suburban Districts	A	SF-S	2-F		MF-S			MH
	All	All	SF Attached	Duplex	Duplex	SF Attached	Multi-Family/ Assisted Living	All
Minimum Lot Area	3 acres	9,000 sq ft	4,000 sq ft	9,000 sq ft	9,000 sq ft	3,000 sq ft	NA	9,000 sq ft
Minimum Lot Width	70'	70'	32'	70'	70'	25'	NA	70;

Minimum Width (cul-de-sac chord length)	45'	45'	32'	45'	45'	25'	NA	45'
Minimum Lot Depth	125'	125'	125'	125'	125'	125'	NA	125'
Minimum Front Street Yard	25'	25'	25'	25'	25'	25'	25'	25'
Minimum Side Street Yard (corner lots)	15'	15'	15'	15'	15'	15'	15'	15'
Minimum Interior Side Yard	7.5'	7.5'	7.5' and 0' on interior	7.5'	7.5'	7.5'	15'	15'
Minimum Interior Side Yard (abutting SF-S zoning or existing single family detached unit)	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	50'	15'
Minimum Rear Yard	20'	20'	20'	20'	15'	15'	15'	15'
Minimum Rear Yard (abutting SF-S zoning or existing single family detached unit)	20'	20'	20'	20'	20'	20'	50'	20' (include "A" zoning)
Single Family Adjacency Vegetative Bufferyard (See Subchapter 11)	NA	NA	NA	NA	NA	NA	30'	NA
Maximum Lot Coverage	NA	NA	NA	NA	40%	40%	40%	NA
Maximum Density (units per acre)	NA	NA	NA	NA	NA	NA	10 units per acre	NA

**AGENDA REPORT**

Minimum Dwelling Unit area	1,400 sq ft	1,400 sq ft	1,200 sq ft	1,200 sq ft	1,200 sq ft	1,200 sq ft	450 sq ft	650 sq ft
Unit Mix Required	NA	NA	NA	NA	NA	NA	<b>Min. 40% 1 Bed / Studio Max 10% 3 or more Bed</b>	NA
Maximum Units per Structure	NA	1	2	6	2	6	NA	NA
Maximum Building Length	NA	NA	NA	NA	NA	200'	NA	NA

**Subchapter 4 (6) General Regulations Urban Districts**

General Regulations Urban Districts	SF-U			MF-U		
	SF Detached	SF Attached	Non-residential	SF Detached	SF Attached	Multi-Family Mixed-Use Non-residential
Minimum Lot Area	5,000 sq ft	3,600 sq ft	NA	4,000 sq ft	2,000 sq ft	NA
Minimum Lot Width	40'	30'	NA	40'	25'	NA
Minimum Width (cul-de-sac chord length)	Not Permitted	Not Permitted	NA	Not Permitted	Not Permitted	NA
Minimum Lot Depth	120'	120'	NA	90'	80'	NA
Minimum Front Street Yard	5'	5'	5'	5'	5'	5'
Maximum Front Street Yard	10'	10'	10'	10'	10'	10'
Minimum Side Street Yard	10'	10'	10'	10'	10'	10'
Minimum Interior Side Yard	5'	5'	10'	5'	5'	10'

Minimum Interior Side Yard (abutting SF-S zoning or existing single family detached unit, not SF-U)	10'	15'	50'	10'	15'	50'
Minimum Rear Yard	40'	30'	15'	40'	30'	15'
Minimum Rear Yard (abutting SF-S zoning or existing single family detached unit, not SF-U)	40'	30'	50'	40'	30'	50'
Single Family Adjacency Vegetative Bufferyard (See Subchapter 11)	NA	NA	30'	NA	NA	30'
Maximum Lot Coverage	NA	NA	NA	NA	NA	NA
Maximum Density	NA	NA	NA	NA	NA	20/acre
Minimum Dwelling Unit area	1,200 sq ft	1,000 sq ft	NA	1,200 sq ft	1,000 sq ft	450 sq ft
Unit Mix Required	NA	NA	NA	NA	NA	<b><u>Min. 40% 1 Bed / Studio</u></b> <b><u>Max 10% 3 or more Bed</u></b>
Maximum Units per Structure	NA	6	NA	NA	6	NA
Maximum Building Length	NA	200'	NA	NA	200'	200'

**SH 130 and SH 45 Corridor Districts: Suburban (CL3), Urban (CL4), Urban Center (CL5)**

According to Subchapter 5 of the Unified Development Code, multi-family developments are generally permitted in Suburban Level 3 and Urban Level 4 districts through a Special District and permitted by right with condition in Urban Center Level 5. When the unit mix requirement was added to the MF-S and MF-U zoning districts, it was inadvertently left out of the Corridor districts. The unit mix requirements for multi-family development has been added to Table 2 for both development patterns and are underlined in the tables below.

**Subchapter 5 (10) Table 2. General Regulations**

Table 2: General Regulations	BASE DEVELOPMENT				
	Suburban (Level 3)		Urban (Level 4)		Urban Center (Level 5)
	SF Detached	Duplex/SF Attached	SF Detached	Duplex/SF Attached	
Minimum Lot Area (Residential)	5,000 sq ft	3,000 sq ft	5,000 sq ft	3,000 sq ft	3,000 sq ft
Minimum Lot Area (Non-Residential and Multi-Family)	NA		NA		NA
Minimum Lot Width (Residential)	40'	30'	30'		25'
Minimum Lot Width (Non-residential and Multi-Family)	45'		25'		25'
Minimum Width (cul-de- sac)	NA		NA		NA
Minimum Lot Depth	NA		NA		NA
Minimum Front Street Yard	20'		15'		10'
Maximum Front Street Yard	NA		NA		NA
Minimum Side Street Yard	20'		15'		10'
Street Build-to-Line Range	NA		NA		NA
Percentage of structure frontage that must be within the range of the Build-to-Line ( first and second story)	NA		NA		NA
Minimum Interior Side Yard	10' sum of both		10' sum of both		10' sum of both
Minimum Rear Yard	15'		10'		10'
Sky Exposure Angle (in degrees, measures at 14' above the end of the 50' bufferyard)	45		45		45

Minimum Building Separation	10'	10'	10'
Maximum Lot Coverage (does not include Parking Structures)	40%	55%	70%
Maximum Impervious Coverage (includes Parking Structures)	50%	70%	80%
Maximum Floor Area Ratio (FAR) (does not include Parking Structures)	.6	1	2
Maximum Floor Area Ratio After incentives (FAR)	1.2	2	4
Minimum Density (units per acre)	6	10	15
Maximum Density (units/acre)	12	20	25
Maximum Density After Incentives (units per acre)	18	30	38
Minimum Primary Dwelling Unit area	1200 sq ft	700 sq ft	700 sq ft
Minimum Accessory Dwelling Unit area	600 sq ft	600 sq ft	600 sq ft
<b>Multi-Family Unit Mix Required</b>	<b>Min. 40% 1 Bed / Studio</b> <b>Max 10% 3 or more Bed</b>	<b>Min. 40% 1 Bed / Studio</b> <b>Max 10% 3 or more Bed</b>	<b>Min. 40% 1 Bed / Studio</b> <b>Max 10% 3 or more Bed</b>

Table 2: General Regulations	TRADITIONAL NEIGHBORHOOD DEVELOPMENT			
	Suburban (Level 3)		Urban (Level 4)	Urban Center (Level 5)
	SF Detached	SF Attached		
Minimum Lot Area (Residential)	5,000 sq ft	3,000 sq ft	3,000 sq ft	2,000 sq ft
Minimum Lot Area (Non-Residential and Multi-Family)	NA		NA	NA
Minimum Lot Width (Residential)	40'	30'	30'	25'
Minimum Lot Width (Non-Residential and Multi-Family)	40'		18'	18'
Minimum Width (cul-de-sac)	NA		NA	NA
Minimum Lot Depth	NA		NA	NA
Minimum Front Street Yard	NA		NA	NA
Maximum Front Street Yard	NA		NA	NA
Minimum Side Street Yard	NA		NA	NA
Street Build-to-Line Range	10-20'		10-20'	0-10'
Percentage of structure frontage that must be within the range of the Build-to-Line ( first and second story)	30%		40%	50%
Minimum Interior Side Yard	6' sum of both		NA	NA
Minimum Rear Yard	10'		NA	NA
Sky Exposure Angle (in degrees, measures at 14' above the end of the 50' bufferyard)	45		45	45
Minimum Building Separation	6'		NA	NA

Maximum Lot Coverage (does not include Parking Structures)	60%	70%	85%
Maximum Impervious Coverage (includes Parking Structures)	70%	80%	90%
Maximum Floor Area Ratio (FAR) (does not include Parking Structures)	1	2	3
Maximum Floor Area Ratio After incentives (FAR)	2	4	6
Minimum Density (units per acre)	6	10	15
Maximum Density (units/acre)	15	25	30
Maximum Density After Incentives (units per acre)	23	38	45
Minimum Primary Dwelling Unit area	1200 sq ft	700 sq ft	700 sq ft
Minimum Accessory Dwelling Unit area	600 sq ft	600 sq ft	600 sq ft
<b>Multi-Family Unit Mix Required</b>	<b>Min. 40% 1 Bed / Studio</b> <b>Max 10% 3 or more Bed</b>	<b>Min. 40% 1 Bed / Studio</b> <b>Max 10% 3 or more Bed</b>	<b>Min. 40% 1 Bed / Studio</b> <b>Max 10% 3 or more Bed</b>

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed text amendments to ensure all bedroom units are accounted for and uniformity is provided throughout the City.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On July 18, 2011 the Planning and Zoning Commission conducted a public hearing and unanimously recommended approval for the proposed text amendments.