

Planning & Zoning:	3/4/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	3/26/2013	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1212-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to change the zoning from Agriculture/Conservation (A) to Alternative Land Use Regulation (ALUR), for Lot 3, Block A Pfairway Office Park, an approximate 14.47-acre lot out of the William Barker Survey No. 74 in Travis County, Texas, to be known as the Pfairway Park ALUR Rezoning. (REZ1212-01)

LOCATION:

The property is in the northwest portion of the city, east of A.W. Grimes Blvd behind a small office park and west of Schultz Ln, behind the Pflugerville Heights residential subdivision. The property has remained zoned Agriculture/Conservation (A) since annexation in 2003 (720-03-11-11).

Adjacent	Base Zoning District	Existing Land Use
North	NA – Round Rock ETJ	Unimproved agricultural land, apartments
South	GB1 and LI	Office park and unimproved land
East	SF-S	Single family neighborhood
West	NA – Round Rock ETJ	Industrial container storage

REQUEST:

The proposed request is to rezone approximately 14.5 acres of 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 maximum of 69 single-family lots as an infill development which reflects a mix between the design requirements of the Single Family Suburban (SF-S) and Single Family Urban (SF-U) zoning districts. The Single Family Suburban (SF-S) district will be used as a base zoning district for land uses with modified bulk and design standards. Each item is discussed further below.

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 February 4, 2013, allowing the ALUR to be considered.

SUBDIVISION:

The proposed site is Lot 3, Block A of the Pfairway Office Park subdivision which was platted in 2005. Lot 3 is located behind Lots 1 and 2, which have direct frontage along A.W. Grimes Blvd. Lot 3 was originally intended to be developed into a small golf course behind the office park on Lot 1 and connected to a neighboring golf driving range in Round Rock's ETJ. As part of the subdivision platting process, a variance was granted by the City Council to allow the platting of Lot 3 without public street frontage, provided a 12-ft wide paved access was constructed to connect Lots 1 and 2 with Lot 3. A 50-ft wide access easement was established with the final plat and the paved access was established with the first phase of the

development, an office park. Neighboring the subdivision to the east is the Pflugerville Heights residential subdivision containing a local street, Violet Blue Drive, which stubs into the property and will be extended into the proposed subdivision.



COMPREHENSIVE PLAN:

The Land Use Plan identifies this area to have low to medium density residential, with up to 6 units per acre. The proposed single family development has a density of approximately 4.9 units per acre. According to Goal 1 of the Land Use and Development Character chapter, “The supply, location, and type of housing will 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 is consistent with the Comprehensive Plan.

ALUR: Code Amendments

Section 2.0: All residential structures shall have 4 sides, 100% masonry as described in Section 3.0 below. Community features are discussed in the parks section below.

Section 3.0: As compared to the SF-S and SF-U districts, the proposed bulk regulations are generally consistent with what can be expected for a compact residential development. The reduced lot depth enables minor flexibility as the development is further developed.

General Regulations: Single Family Detached	PROPOSED	vs.	SF-S	vs.	SF-U
	ALUR		UDC		UDC
Minimum Lot Area	5,000 sq ft		9,000 sq ft		5,000 sq ft
Minimum Lot Width	40'		70'		40'
Minimum Width (cul-de-sac chord length)	32'		45'		NA
Minimum Lot Depth	115'		125'		120'
Minimum Front Setback	15'		25'		5'
Maximum Front Setback	NA		NA		10'
Minimum Side Setback (corner lots)	15'		15'		10'
Minimum Interior Side Setback	5'		7.5'		5'
Minimum Interior Side Setback (abutting SF-S zoning or existing single family detached unit, not SF-U)	5'		7.5'		10'
Minimum Rear Setback	20'		20'		40'
Minimum Rear Setback (abutting SF-S zoning or existing single family detached unit, not SF-U)	20'		20'		40'
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)	1,200 sq ft		1,400 sq ft		1,200 sq ft
Unit Mix Required	NA		NA		NA
Maximum Units per Structure	1		1		NA
Maximum Building Length	NA		NA		NA

The design standards for the ALUR are more reflective of the Suburban Single Family Detached Structure requirements outlined in Subchapter 9(A) of the Unified Development Code. The proposed suburban design standards will enable the houses to have front loaded garages, while the urban design standards would have required garages to be side loaded or accessed from an alley. Similarly, with minor exception, the suburban standards will enable existing elevations by the builder to be utilized in this development. Adjustments to UDC suburban residential design standards are identified below:

Subchapter 9(A)(3)(a): To elevate the suburban standards, all four sides of the homes in the proposed development will have 100% masonry instead of 75% masonry and will consist of brick, ledge stone, field stone, stucco or any other native type of stone veneer. As allowed in the UDC, portions of the dwelling may utilize sawn wood or cementitious material for features like dormers, gable ends and façade walls above the first floor, provided it is installed as horizontal lap siding.

Subchapter 9(A)(4)(a): As required by the UDC, a covered porch or deck will be required on all floor plans. The minimum size has been reduced from 100 to 64 sq ft.

Subchapter 9(A)(4)(g): In order to prevent monotony throughout the development elevation differentiation is required by the UDC. The ALUR identifies specific design elements that can be utilized if a house is at the

same level as the next. These include an ability to vary the roof line, include a covered porch, or locate the garage behind the front architectural element. If a change in level is proposed, then only a varying roof line is required.

Subchapter 9(A)(6): Side yard setbacks are as identified in the bulk standards included in the development code and shown above. Stagers for rear yard setbacks are not included since the development does not back onto an arterial or collector 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 type and size and open space.

TRANSPORTATION:

The proposed development will obtain access from Violet Blue Drive in the Pflugerville Heights subdivision and through a public access easement between Lot 1 and Lot 2, established through a subdivision variance with the Pfairway Office Park final plat. The number of single-family lots will not meet the minimum threshold for a Transportation Impact Analysis.

PARKS:

The development will contain a maximum of 69 single-family lots, which will require 1.38 acres of public parkland. The Parks and Recreation Commission considered the development on February 21, 2013 and recommended approval of a \$51,750 fee in lieu of public parkland for the proposed development.

Section 2.0 A 1-acre detention lot is proposed to be designed to include a covered pavilion, seating, landscaping and play elements that will be owned and maintained by an HOA. In addition, 2 corner lots totaling .15 acres are proposed as open space with landscaping, trees and benches for the residents. All non-residential lots will be owned and maintained by an HOA.

UTILITIES:

This area is within the City of Pflugerville Certificate of Convenience and Necessity (CCN) for water service and Windermere Utility for wastewater service. This area is subject to a wholesale wastewater agreement between the City of Pflugerville and Windermere Utilities for providing wholesale wastewater service with a service maximum of 145 Living Unit Equivalents (LUE) from Pflugerville to Windermere. The subdivision process will require analysis to determine available LUE's and may reduce the number of lots in the subdivision. Additional wastewater service could also be considered through separate written agreements.

STAFF RECOMMENDATION:

Lot 3 is uniquely configured given its proximity away from A.W. Grimes Blvd and Schultz Lane and the neighboring developments. With access predetermined through the subdivision process, development on the site will have legal vehicular ingress and egress through the office park to the south and the residential subdivision to the east. The Comprehensive Plan identifies low to medium density residential development as an appropriate land use in this area, and the proposed density is consistent with the plan. The bulk and design standards proposed with the ALUR allow for a compact type residential development that blends the

existing suburban and urban requirements to establish a compact, suburban development. The Parks and Recreation Commission recommended approval of fee in lieu of public parkland and private open space with amenities are proposed for the new residents. Staff recommends approval of the proposed Pfairway Park ALUR.

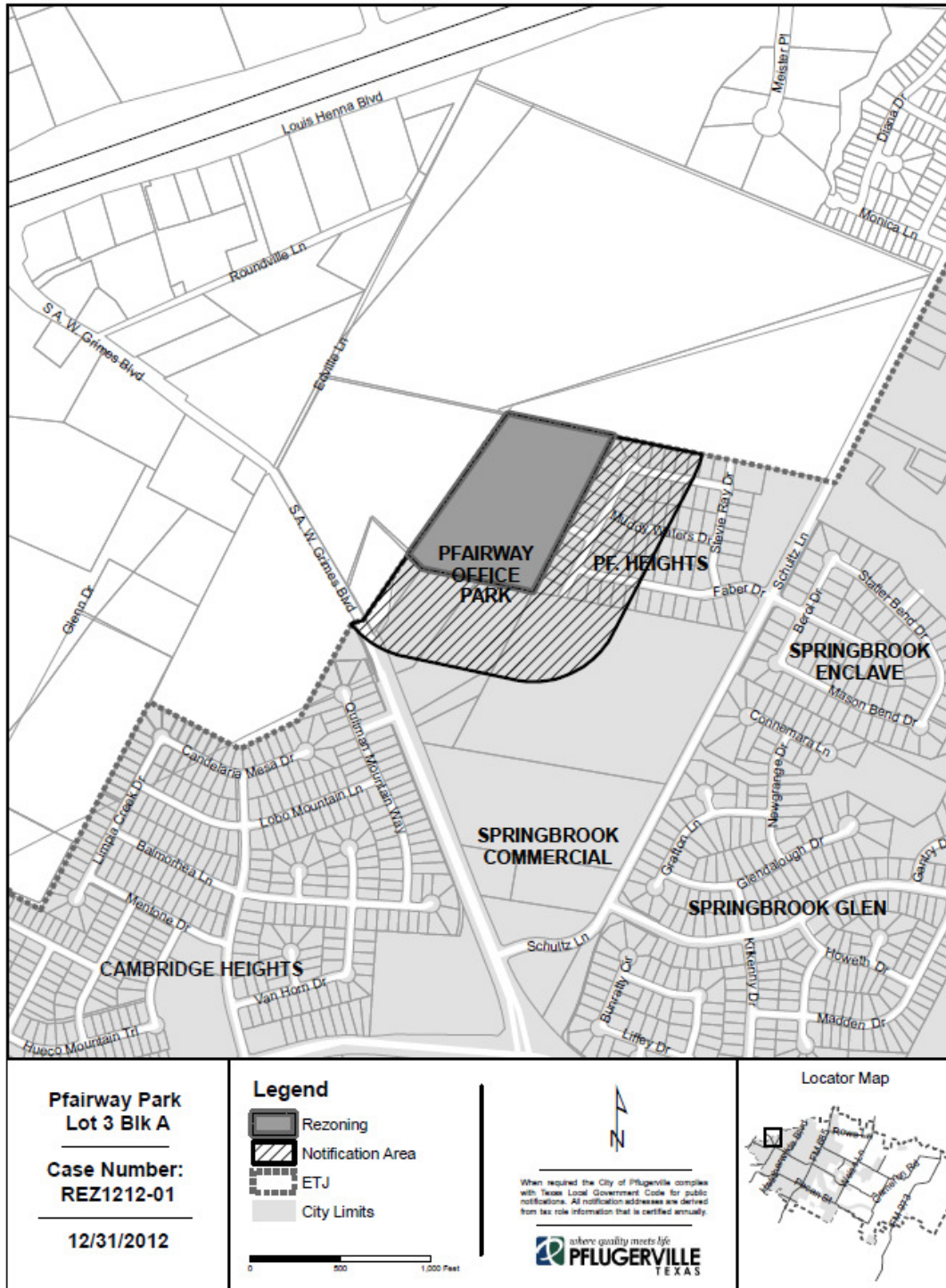
NOTIFICATION:

Newspaper Notification was published on February 20, 2013. Notification letters were mailed to property owners within 500 feet of the property, within the City limits and signs were posted as required.

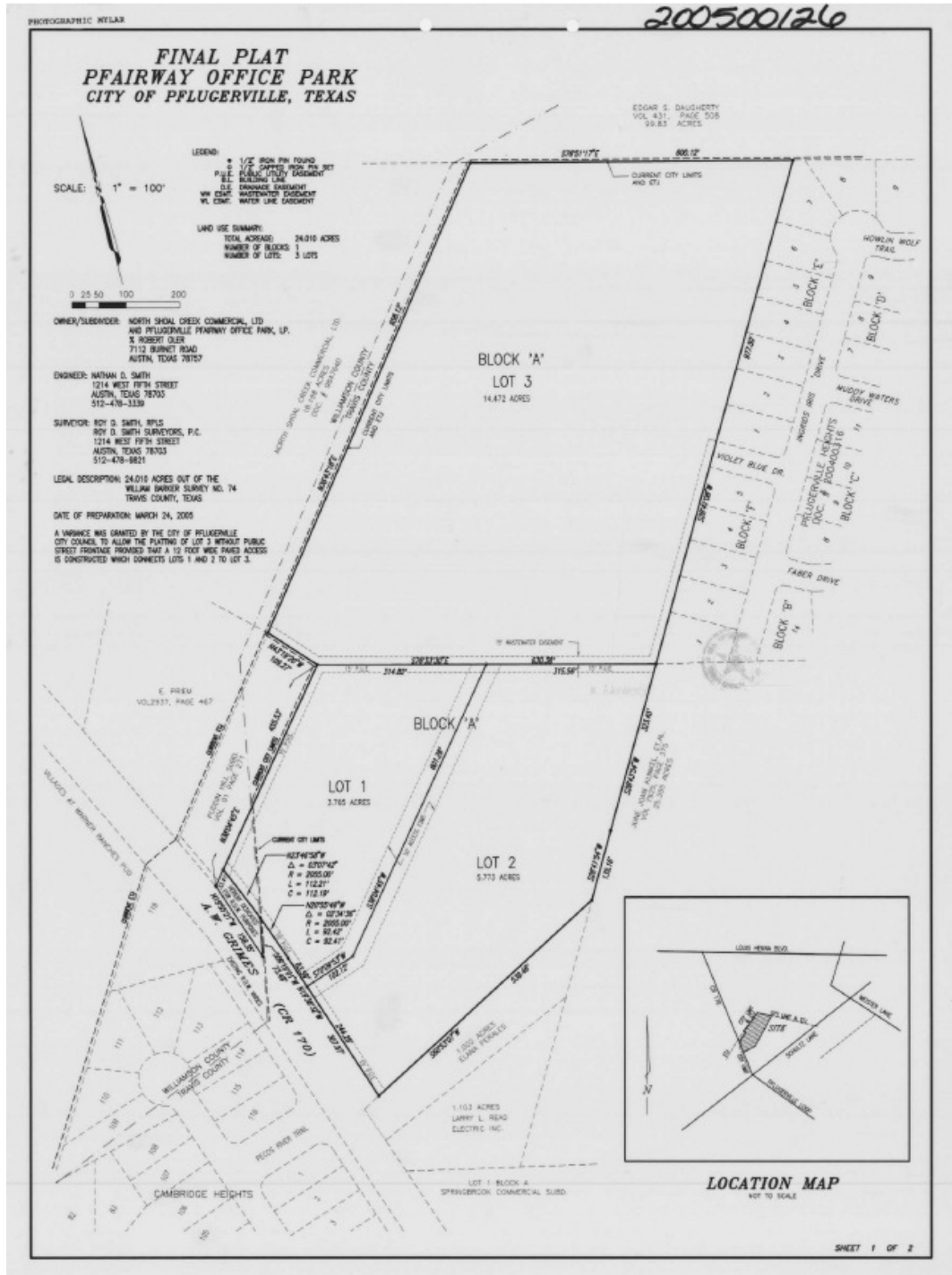
ATTACHMENTS:

- Notification Map
- Subdivision Plat
- Photos
- Applicant Request
- Pfairway Park ALUR (separate attachment)

NOTIFICATION MAP:



SUBDIVISION PLAT:



PHOTOS:



West of site



North of site



East of site



South of site



South of site and access easement

APPLICANT REQUEST:



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

January 22, 2013

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

RE: Pfairway Park
Rezoning Application

Dear Ms. Barron:


On behalf of our client, we would like to formally request modifying our zoning application for the Pfairway Park project from the requested SF-U to ALUR.

Accordingly, the Rezoning Application for the Pfairway Park project requests a zoning change from Agriculture/Conservation (A) to Alternative Land Use Regulations District (ALUR). In addition to this letter we are providing the required ALUR waiver request since the property is less than 50 acres, and the supporting ALUR Development Code and Regulating Plan.

It is our understanding that this zoning request is scheduled for the February 4, 2013 Planning and Zoning Commission meeting.

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

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


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

Attachments

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