

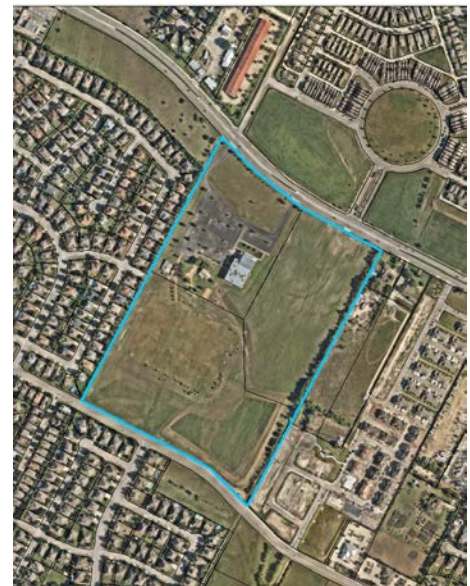
STAFF REPORT

Planning and Zoning:	1/4/2021	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
City Council:	1/26/2021	E-mail:	jeremyf@pflugervilletx.gov
City Council:	2/9/2021	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 48.126 acre-tract of land located at the southeast corner of the E Pflugerville Pkwy and Wilke Ridge Ln intersection along the south side of E Pflugerville Pkwy, from Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district; to be known as the Hill Country Bible Church PUD Rezoning (RE22008-01).

LOCATION:

The property consists of approximately 48 acres of unplatted land located along the south side of E. Pflugerville Pkwy, generally southeast of the E. Pflugerville Pkwy and Wilke Ridge Ln intersection. The property contains street frontage along E. Pflugerville Pkwy to the north and Black Locust to the south.



SITE ANALYSIS:

The property consists of three unplatted tracts of land owned and used by the Hill Country Bible Church. The property currently contains the two-story church with associated parking, drive aisles and ancillary structures in the northwestern portion of the property; soccer practice fields in the central western portion of the property; and a detention pond in the southeastern portion of property. Amarylis Dr, a local street in the Park Place at Heatherwilde neighborhood to the west currently stubs into the western portion of the church property. With exception of the detention pond, the eastern portion of the property is predominantly fallow agricultural land with an existing driveway apron located off of E. Pflugerville Pkwy. Although the entire property has frontage along both E. Pflugerville Pkwy and Black Locust Dr, access is currently from E. Pflugerville Pkwy.

PROPOSED REQUEST:

The subject property is currently zoned Retail (R) and General Business 1 (GB1), which offers an opportunity for a variety of non-residential land uses, including the existing place of worship. The applicant has proposed to rezone the entire acreage to Planned Unit Development (PUD) for defining areas of growth for the place of worship and to develop a walkable, horizontal mixed use development in the eastern portion of the property. The property is proposed to be developed in multiple phases.

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BACKGROUND:

The property was annexed into the city in 1999 (ORD No. 549-99-06-08) and zoned to a district called Agriculture/Conservation (A) district. In 2001 (ORD No. 641-01-07-10), the property was rezoned to districts called Transitional Business (TB), General Business (GB), and Single Family Residential (RS1). In 2004, the single family zoned area was rezoned to Transitional Business (ORD No. 738-04-01-10). In 2007, the zoning district nomenclature changed which adjusted Transitional Business to the current Retail (R) district and General Business was divided into two districts, resulting in the subject property becoming General Business 1 (GB1).

SURROUNDING LAND USE and ZONING:

Adjacent	Base Zoning District	Existing Land Use
North	PUD	Highland Park single family neighborhood
South	SF-S	Swenson Farms single family neighborhood
East	A, SF-MU	Single family home and Cardinal Crossing townhome development
West	SF-S	Park Place at Heatherwilde single family neighborhood

PROPOSED DEVELOPMENT:

If approved, the development will be subject to the site plan, density, renderings and associated development standards established in the PUD document (separate attachment). Where the development regulations are silent, the development will continue to follow the Multi-Family 20 (MF-20) and Retail (R) district requirements as noted in the PUD and established in the Unified Development Code (UDC). Below is a general description of the known phasing and summary of requirements as provided within the PUD development standards.

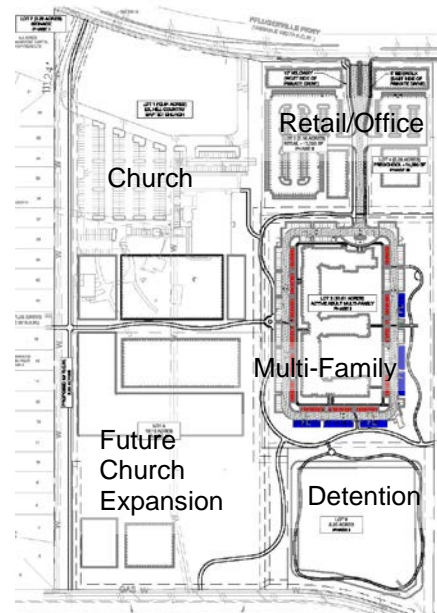
Phase One:

Land Use:

The immediate intent of the PUD is to allow the eastern portion of the property to be developed as a four-story (60'), up to 196-unit (19.6 units/acre), age restricted (55+) multi-family complex. The multi-family project is planned to contain one and two bedroom units with the majority proposed as one bedroom units. No three bedroom units are proposed. Exclusive private amenities are proposed with the development and will be concealed on the north, south, and west sides by the sides of the building. Units with covered balconies will be provided throughout the building and ground floor units are anticipated to have private yard spaces.

Access and Circulation:

An enhanced driveway will be provided off of E. Pflugerville Pkwy to provide access to the complex. The entrance drive is proposed to be



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designed with drought tolerant landscaping, a standard 6' wide sidewalk along the eastern extent, and an enhanced 10' wide, paved veloway trail system along the west side of the drive. A single point of access is proposed to the complex and has been identified as acceptable by the Fire Department, provided the number of units does not exceed a threshold of 200 units and the building is protected by a fire sprinkler system. All drive aisles will meet the minimum width requirements.

The 10' wide, paved veloway trail system is proposed to provide an enhanced pedestrian connection through the entire church property, with connections at all roadways and all sides of the property. The veloway trail system will be accessible to the public and is intended to help fulfill the parkland development fee requirements associated with the complex. The full extent of veloway trail system will be established with Phase 1.

Architecture and Design:

The multi-family building is proposed as a four story, "E" shaped building with the primary entrance and clubhouse located along the north end of the building. Additional covered access points will be provided throughout the building for tenants. Signifying characteristics of the north, street facing façade include varying structure heights, multiple roof lines and pitches, and an enhanced porte-cochere. While material can no longer be specifically regulated due to recent state law changes, the north elevation is proposed with an approximate equal amount of stone and horizontal siding.



The remaining building elevations are proposed to be 100% siding (with minor exception of column bases) installed as varying widths (4" and 8"), types (horizontal and shakes), and earth tone colors. Covered patios, covered entry canopies, and elevated architectural towers with varying roof lines are provided throughout the elevations to aid in visual interest and amenity to the residents. The western building elevation will be the longest continuous elevation (approximately 480') and will significantly exceed the maximum 200' length limitation currently provided in the Unified Development Code. The massing is proposed to be broken up with horizontal and vertical articulation along with the aforementioned siding types, color variations, balconies, and varying roof lines.



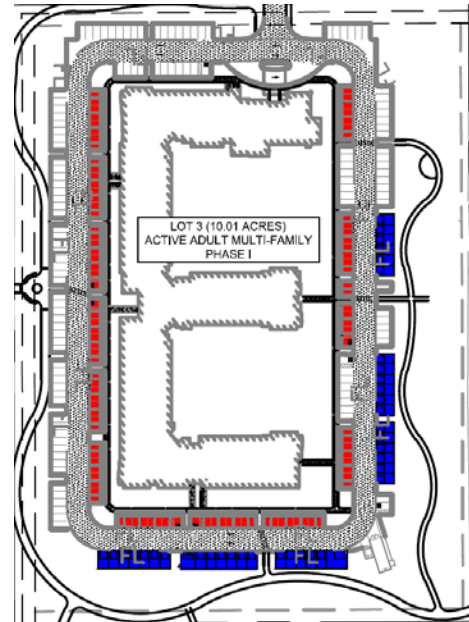
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Parking:

The UDC requires multi-family developments to provide parking spaces based on the number of bedrooms in a unit. For 1 bedroom units, 1.5 spaces are required and for 2 bedroom units, 2 spaces are required. The specific mix of units has not been determined at this time, but the PUD identifies the majority of units are anticipated to be one bedroom and single occupied. No three bedroom units are proposed and the development does not accommodate families.

According to the developer for the age restricted project, the market demands for similar types of active adult living projects differ from traditional multi-family developments due to the targeted residents. Based on a provided comparable parking study which evaluated similar types of projects and the ITE and ULI parking demand rates, the PUD includes an alternative parking ratio of 1.3 spaces for each unit. If additional parking becomes necessary, a shared parking agreement can be created.

The UDC also requires multi-family developments to provide one garage parking space per 2 units with at least 50% of the required garage spaces to be integrated into the primary residential structures (UDC 9.3.4). At a maximum of 196 units, a total of 98 garages will be required with a minimum of 49 garages being integrated into the principal structure. The proposed age-restricted complex does not include integrated garages and has proposed garages as stand-alone structures in the parking lot. A total of 38 enclosed garage spaces are proposed. An additional 102 covered spaces are proposed through the use of carports. Although the proposal deviates from the UDC, the development includes a total of 140 “garage type” spaces that will offer an opportunity for covered parking to be used for vehicles and not a place of storage. The garage and carport structures will complement the architecture and style of the principal building.



PARKING REQUIRED (PUD) 1.3 PARKING RATIO		255
PARKING PROVIDED		265
CARPORT PARKING	■	102
STANDALONE GARAGE PARKING	■	38

Landscaping:

Landscaping is anticipated as native Texas plant material to encourage water conservation. Landscaping is anticipated along the entrance drive and will be required within the proposed age-restricted development. An exhibit for conceptual landscaping has been provided in the PUD, however is conceptual and does not accurately reflect the required landscaping. No deviations in landscape requirements are proposed in the PUD for the multi-family development and therefore will be required to comply with the MF-20 requirements outlined in the Unified Development Code.

Detention:

The existing detention pond on the church property will be redeveloped with the first phase to provide detention for the entire PUD.

Future Phases:

Land Use:

Limited retail and service land uses are proposed in the northeastern portion of the property, north of the age-restricted complex, and are anticipated to be constructed as market conditions dictate. The development of the property will be subject to the design requirements in the PUD and where silent, will default to the Retail (R) zoning district requirements. Land uses for the retail area have been limited in the PUD at the request of the church to only include: Business Services, Clinic, Day Care Facility, Office (Administrative, Medical, or Professional), Personal Services, Place of Worship, Restaurant (excludes business where alcohol sales exceed 50% of gross receipts), Retail Sale and Services, and Assisted Living (includes Memory Care and Critical Care).

At the church’s request, the following uses are specifically prohibited: Payday lenders, pawn shop, automotive repair, sexually oriented businesses, and business that are public nuisances.

Future expansions of the church with associated community outreach endeavors are contemplated to occur in the west, central, and southwest portion of the property. Specific plans for expansion are not provided in the PUD at this time, however when those endeavors are pursued, the property will be developed in accordance with the Retail (R) district per the PUD.

Architecture and Design:

The PUD establishes requirements for the non-residential buildings proposed along E. Pflugerville Pkwy to be designed as liner buildings with parking located behind the buildings and not visible from the street. Storefront windows and similar glazing will account for a minimum of 70% of the street facing facades and the theme shall be consistent throughout the development as identified in the PUD. The maximum height of buildings along E. Pflugerville Pkwy will be 30’ in height. The intent of the proposed design requirements and building placement is to create an urban, walkable feel that enhances E. Pflugerville Pkwy and establishes a unique sense of place.



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Parking:

Parking requirements for all phases except the multi-family development in Phase 1 will be subject to the requirements for the respective use per the Unified Development Code.

Landscaping:

All phases of the development except the multi-family development in Phase 1 will be subject to the Retail (R) zoning district requirements for landscaping.

Roadway Extension:

An extension of Wilke Ridge Lane via an alternative cross section is planned along the western extent of the property from E. Pflugerville Pkwy to Black Locust Dr. The alternative cross section is intended to be sensitive to the neighborhood to the west, while still providing pedestrian and vehicular connectivity. A separate roadway agreement will be provided in the future to discuss the construction of the roadway.

Single Family Adjacency Bufferyard:

The bufferyard requirement established in the Unified Development Code is intended to help minimize any negative effects of a commercial or multi-family land use on an adjacent conforming single family residential property. For the subject development, bufferyards will be required per the UDC along the eastern property line, adjacent to the single family home to the east as development occurs.

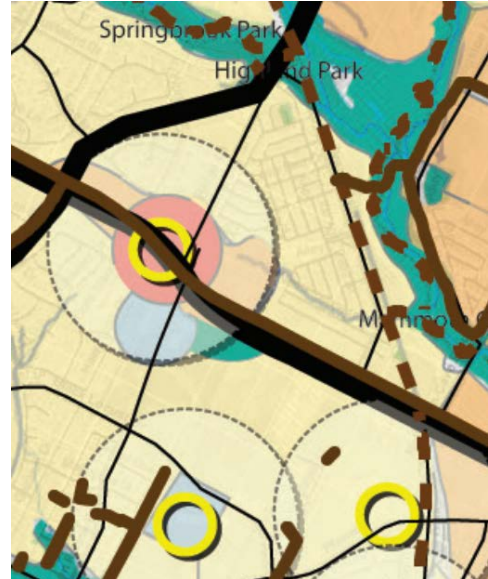
PARKS:

Based on the proposed units, the proposed multi-family development requires a minimum of 2.6 acres of public parkland and a park development fee of \$97,216. Given that less than 3 acres is required, a fee in lieu of parkland was approved by the Parks and Recreation Director and will be required prior to the plat approval containing the multi-family lot. The park development fee is anticipated to be used toward hardscape improvements, enhanced landscaping, and the 10' wide veloway. All improvements will be constructed during Phase 1 with the multi-family development, will be publicly accessible, and will be privately maintained.

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COMPREHENSIVE PLAN:

Per the Comprehensive Plan, the subject property is generally located within an area identified as a neighborhood center, with mixed use, low to medium density residential, medium to high-density residential, public facility, and parks and open space. According to the Comprehensive Plan, low density residential includes the single family homes in the area with densities between .5 and 6 units per acre. Medium density includes residential land uses with a range of 6 to 15 units per acre, while high density is identified as areas with densities greater than 15 units per acre. The mix of residential density and mixed use neighborhood center will provide additional housing opportunities and services to the nearby community.

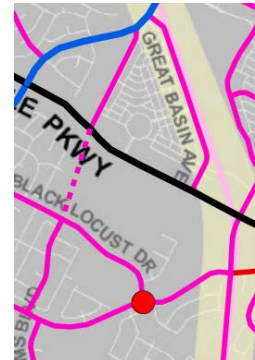


Consistency with Land Use Policy and Action statements in the Comprehensive Plan:

Goal 1: 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 phases of their lives.

Goal 2: Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, providing employment opportunities and shopping districts while reducing infrastructure costs.

The recently approved Master Transportation Plan identifies a minor collector to extend from E. Pflugerville Pkwy to Black Locust Dr. through the subject tract. The standard cross section for a minor collector includes a 60' right of way width accommodating two travel lanes, bike lanes on each side, and 6' wide sidewalk along both sides of the road.



The Water and Wastewater Master Plan assumed the area as low to medium density residential with some mixed use on the subject property.

STAFF RECOMMENDATION:

The proposed request will establish an immediate walkable, semi-urban style development that accommodates opportunities for active adult living, a housing product not currently provided in the immediate area. The proposed PUD provides additional certainty of the type and design for future non-residential land uses that creates a pedestrian friendly design that will create a sense of place. A fee in lieu of public parkland will be provided and the development fees will be used to establish the non-exclusive amenities that will enhance the current park like atmosphere for the residents in the area,

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while being privately maintained. The dedication of right of way for the future collector road per the transportation plan will be provided, and the place of worship will retain opportunities for future growth.

With minor exception, the minimum requirements for the multi-family land use established by the UDC will either be met or exceeded. Alternative design considerations include the multi-family maximum building height of 60', the increase in building length to achieve the proposed building style, the alternative parking ratio to account for the specific type of multi-family use, and the alternative approach to garage parking. The proposed request will provide certainty to the community on the long term appearance and layout of the land, and reduced land uses in the eastern portion of the development is anticipated to increase compatibility with the existing place of worship. The PUD establishes certainty that would not otherwise be achieved through standard zoning.

The comprehensive plan identifies the area as a neighborhood center, which is intended to be a gathering place between the single family neighborhoods for civic and service needs. Medium to high density residential and mixed use was identified in the area to provide a variety of housing to serve the needs of the community. The proposed open space with publicly accessible amenities and encouragement for pedestrian connectivity is consistent with the parks and open space concept identified in the land use plan. The proposed request is consistent with the Comprehensive Plan and staff recommends approval.

NOTIFICATION:

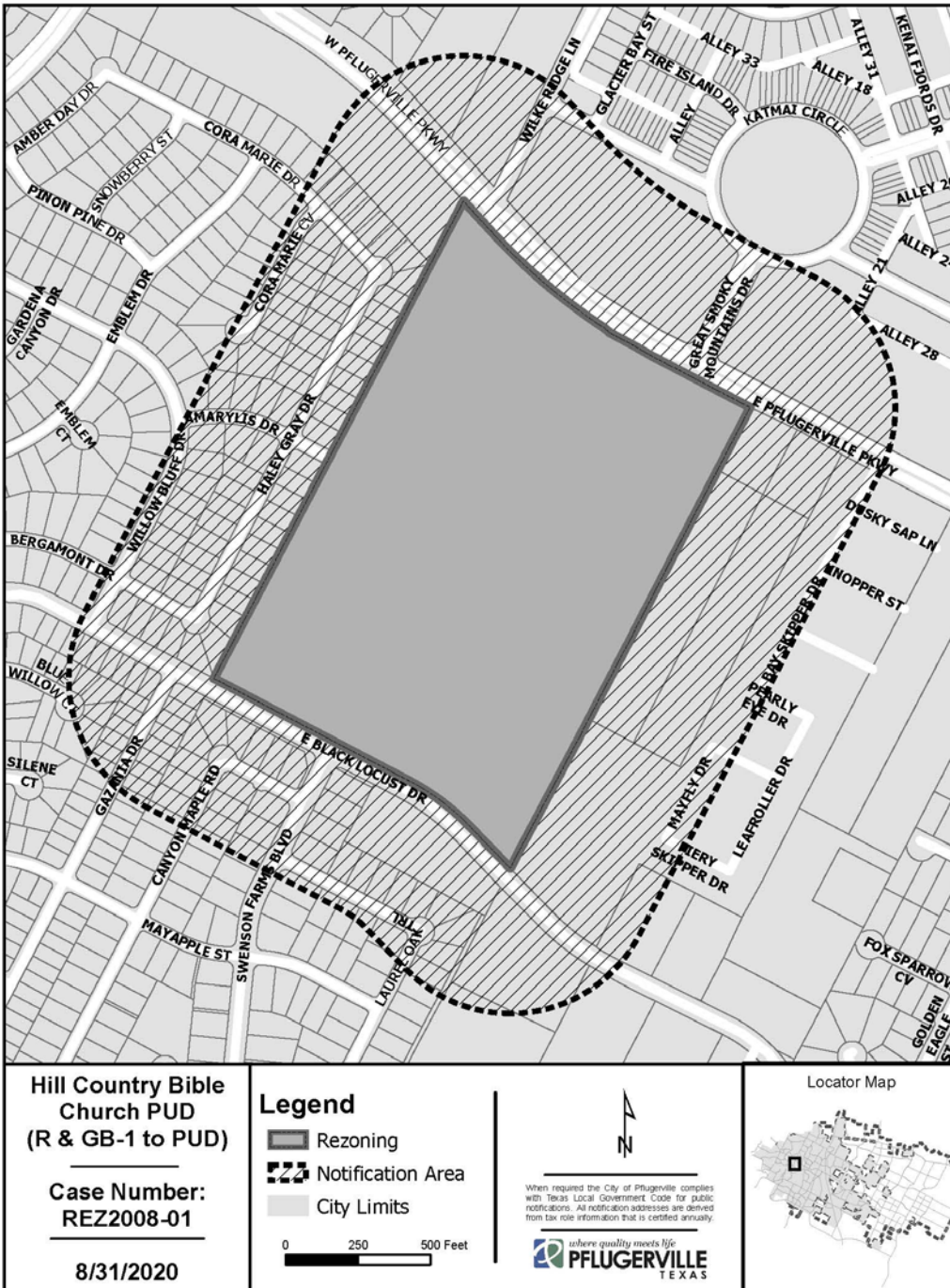
Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the Pflugerville Pflag newspaper. One general inquiry was received, with questions about the proposed project.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Aerial Map
- Letter from the Applicant
- Survey
- PUD Development Standards "Exhibit A" (separate attachment)

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NOTIFICATION MAP:



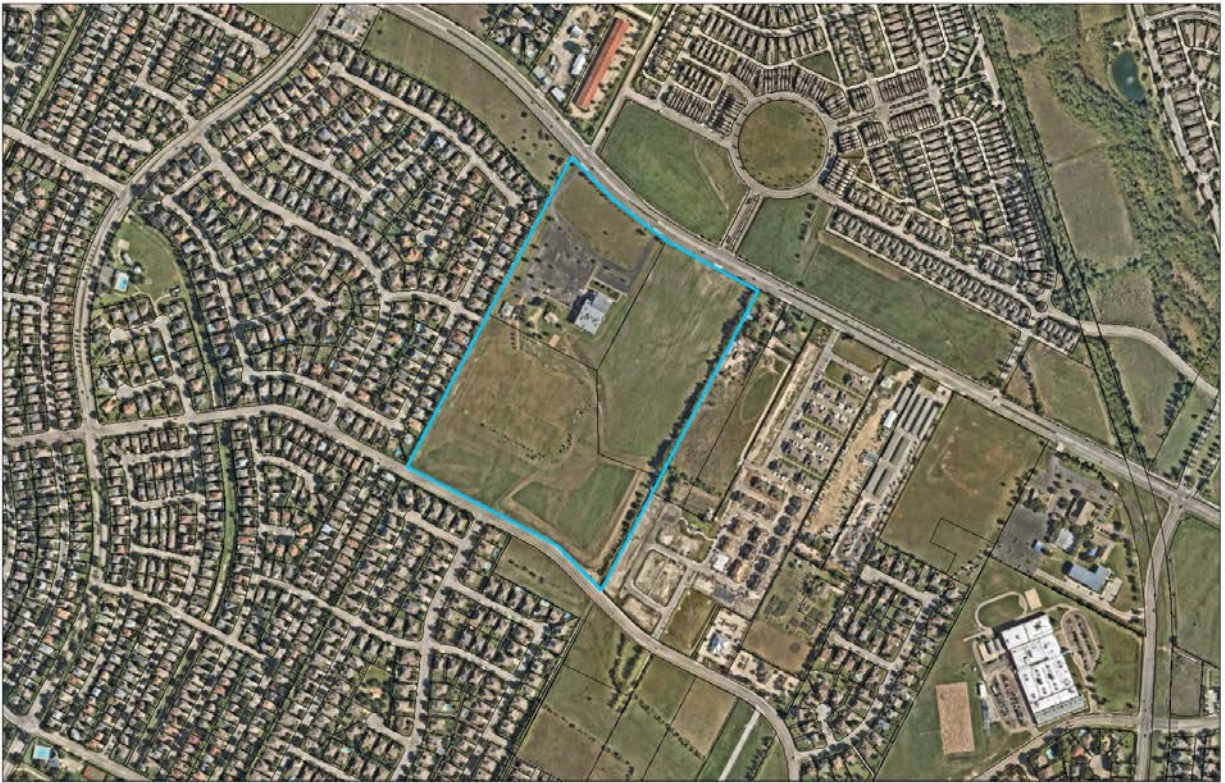
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ZONING MAP:



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AERIAL MAP:



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APPLICANT LETTER OF REQUEST



August 7, 2020

City of Pflugerville
Planning & Zoning Commission
100 E. Main St., Suite 500
Pflugerville, Texas 78660

■
10814 Jollyville Road
Avallon IV, Suite 300
Austin, Texas
78759

Pflugerville City Council
P.O. Box 589
100 E. Main Street, Suite 300
Pflugerville, TX 78691

*Re: Summary Letter – Hill Country Bible Church PUD
Zoning Application
Bounded by E. Pflugerville Pkwy and Black Locust Drive
Pflugerville, Texas 78660*

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. This application and report is being submitted as a rezoning request for three adjacent land tracts in Pflugerville, Texas. These tracts are identified as TCAD parcels 481839 (14.25-Ac), 280873 (12.85-Ac) and 702699 (21.04-AC). These parcels are bounded between East Pflugerville Parkway and Black Locust Drive.

This application proposes to revise the existing zoning from “R” (Retail) and “GB-1” (General Business 1) to a PUD that will provide land use for Retail, Pre-School, Age Restricted Multi-Family and maintain the existing Hill Country Bible Church.

This submittal package includes the completed application, \$2,515 Fee and survey of the subject properties with full legal descriptions. If you have any questions or comments regarding this request, please contact me at 512-418-4513.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Justin J. Kramer, P.E.

SURVEY

