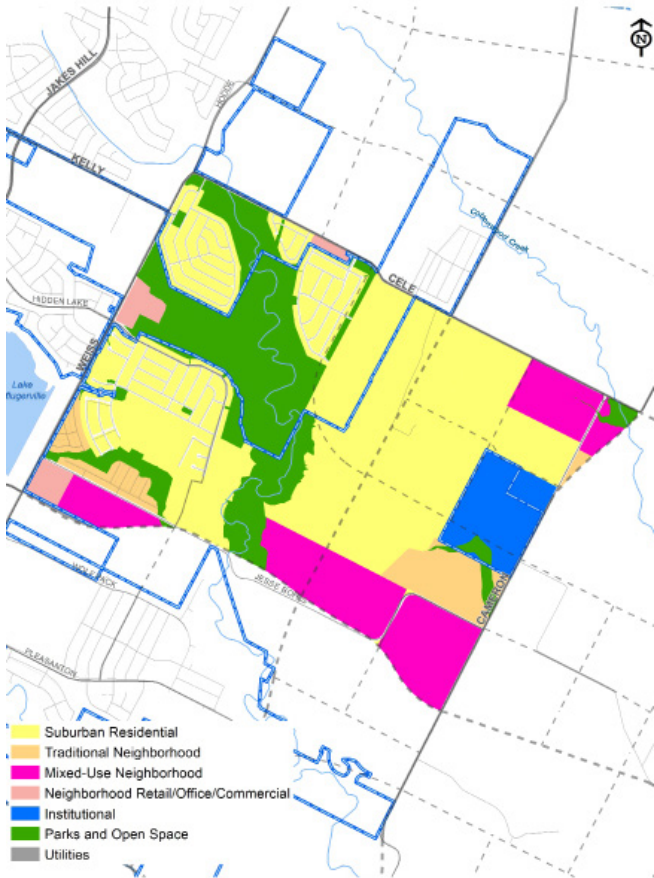


BLACKLAND PRAIRIE DISTRICT

Map 8.14. Blackland Prairie District



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.
- Enhance Cele Road and Cameron Road, incorporating context sensitivity that recognizes the different character of this more agricultural area (even as it develops) with improvements to support comfort for people using bikes or walking. Pflugerville Parkway should receive similar treatment, but with more of an urban village corridor style.
- 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 and also help preserve the character of the area, using conservation development, agrihoods, and similar approaches.
- Develop unique standards for public infrastructure, such as roads, parks and other public spaces, to tell the story of the agricultural communities that were here prior to growth.
- 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 corridors, particularly along Pflugerville Parkway, to encourage higher performing fiscal patterns and effective access to goods and services without relying on personal automobiles exclusively.
- Promote housing diversity in new developments.

This district is distinguished by the wide, shallow floodplain of a Cottonwood Creek tributary through the center, creating an opportunity for green connections. Cele Road to the north and Pflugerville Parkway to the south present as opportunities to strongly define the character of the district and shape future development. Pflugerville Parkway, in particular, is seen as a strong economic and quality of life corridor, with opportunities for neighborhood mixed-use to provide future residents excellent access to goods and entertainment in the future. The western portions is actively under development with a variety of mostly single-family housing products of varying styles and densities. The development is expected to continue east, where Cele Road and Cameron Road present a logical opportunity for a neighborhood mixed-use node.