

Planning & Zoning:	8/1/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	8/9/2016	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1606-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to amend "The Commons at Heatherwilde and Pecan Planned Unit Development" by rezoning and adding a total of 1.0 acres into the PUD, and amending the existing development standards, to become applicable to approximately 38.465 acres located approximately southwest of the Old Austin-Pflugerville Road and Pecan St. intersection, and approximately 7.279 acres platted as Lot 5, Block A Wells Point Commercial Filing I, located between Old Austin-Pflugerville Road and Heatherwilde Blvd; to continue to be known as The Commons at Heatherwilde and Pecan Planned Unit Development. (REZ1606-01)

LOCATION:

The property consists of two tracts of land located generally along the south side of W. Pecan Street, west of Heatherwilde Blvd., north of Old Austin Pflugerville Road, and east of Windermere Dr. A north/south segment of Old Austin Pflugerville Road provides a separation between the two properties. The total acreage for the proposed rezoning is 45.744 acres.



The larger tract is generally west of Old Austin Pflugerville Road and consists of approximately 38.465 acres. A 0.0574-acre piece of land located along Old Austin Pflugerville Road is currently owned by the City of Pflugerville and is currently zoned Agriculture/Conservation (A). The applicant

has proposed to acquire the land for purposes of including it into the development in the future. If the land is acquired by the applicant and if a rezoning is necessary, a rezoning will be pursued at that time.

The smaller tract is generally east of Old Austin Pflugerville Road, platted as Lot 5, Block A of the Wells Point Commercial Filing 1 final plat, consisting of 7.279 acres. An approximate one acre parcel of the lot was excluded from the previous PUD rezoning and is currently zoned General Business 1 (GB1). The property is proposed to be rezoned to be added into the PUD.



Adjacent	Base Zoning District	Existing Land Use
North	GB1 and A	Retail, Restaurants, Heavy Equipment Rental, Gun Range, Church
South	GI, SF-S, and Austin ETJ	Industrial EVS Metals, Spring Hill Elementary School, Single Family
East	GB1	Restaurants, Church, Assisted Living, USPS
West	A	Retail

HISTORY:

Until August 2014, the 38.47-acre tract was zoned as the Pacana Alternative Land Use Regulation (ALUR). A reversion clause contained within that ALUR identified if a preliminary plan was not approved within five years, the zoning of the property would revert back to the preceding zoning district. In 2009, the 38.47-acre tract reverted back to the General Business 1 (GB1) district.

In June 2015, a rezoning to the "The Commons at Heatherwilde and Pecan Planned Unit Development" (PUD) district was considered and approved through Ordinance No. 1223-15-06-23, which included the approximate 38-acre tract and approximately 6-acres of the lot described above. The approved PUD established a variation of the original Pacana ALUR, but retained an opportunity for a mix of residential and limited commercial uses in a compact, walkable environment.

REQUEST:

The applicant recently acquired the 1-acre parcel that was left out of the previous rezoning. The proposed request is to rezone the tract described above from the General Business 1 (GB1) to Planned Unit Development (PUD) in order to include them into "The Commons at Heatherwilde and Pecan Planned Unit Development" (PUD) district in order to establish a 45.744-acre development, and to amend the existing PUD development standards as described in more detail below.

The PUD will retain the original intent of establishing a mix of residential and limited commercial uses in a compact, walkable environment, with civic spaces provided throughout the development. The PUD continues to utilize the Corridor Urban Center Level 5 (CL5) district as the base zoning district, unless otherwise modified or referenced in the development standards, in order to establish the desired form and permitted land uses.

PROPOSED AMENDMENTS:**A. General Requirements:**

Section 3. Added minor and major change provision to allow for future flexibility as the development is implemented, while retaining the vision of the development.

Section 5. "Building Entitlements" adjusted to reflect overall development and not specific blocks

- Increase in maximum residential units from 1250 to 1280
- Increase in minimum retail use from 5% to 8%
- Removed minimum percentage of non-residential required per block

Section 6. "Additional Residential Requirements" revisions

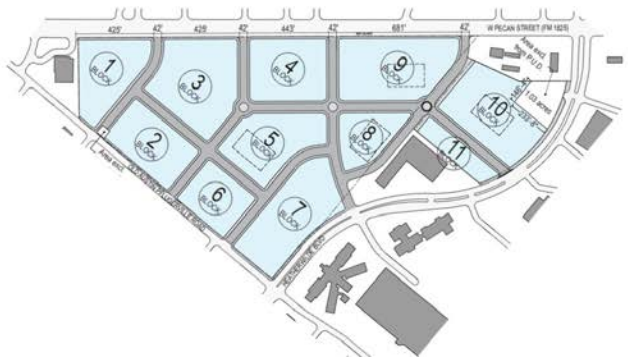
- Increase in maximum allowable multi-family units from 1,000 to 1,200
- Added clarification to the timing of commercial development with the residential units after the first 500 units and 50,000 sq. ft. of commercial use required in current PUD
 - Every 3 units thereafter requires 1,000 sq. ft. of commercial use to be constructed.
 - The required ratio of additional commercial is required to be generally integrated and constructed into the development concurrently with each site plan proposed for residential, and integrated to establish vertical mixed use structures.

- With approval, certain land uses may be constructed as cohesively integrated standalone structures, if constructed concurrently or prior to any residential structure where the commercial use is being credited.

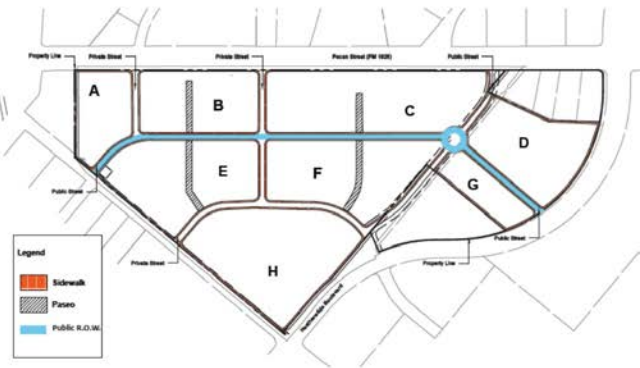
B. Circulation Plan:

The proposed amendment reduces the number of public streets, and in lieu adds private streets and pedestrian corridors with the cross sections as detailed in Section D. Private streets will be owned and maintained by a property owners association.

Previously Approved Circulation Plan



Proposed Circulation Plan



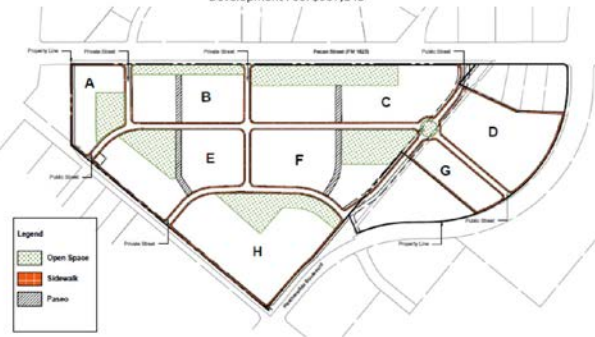
Civic Space Plan:

In April 2015, the Parks and Recreation Commission approved a total of 10.77 acres of land to be dedicated throughout the development, with civic space improvements provided at an approximate value of \$900,000. On June 16, 2016, the Parks and Recreation Commission considered the proposed amendments and approved 11.11 acres of parkland to be provided throughout the development with an improvement budget of \$876,726.20. Following their consideration, minor adjustments to the development layout were made which slightly reduced the available open space. The amount of land proposed for Civic Space remains as originally approved at 10.77 acres, but an increase in the total development fee of \$937,148 will be provided.

Previously Approved Civic Space Plan
Acres: 10.77
Improvement Budget: \$900,000



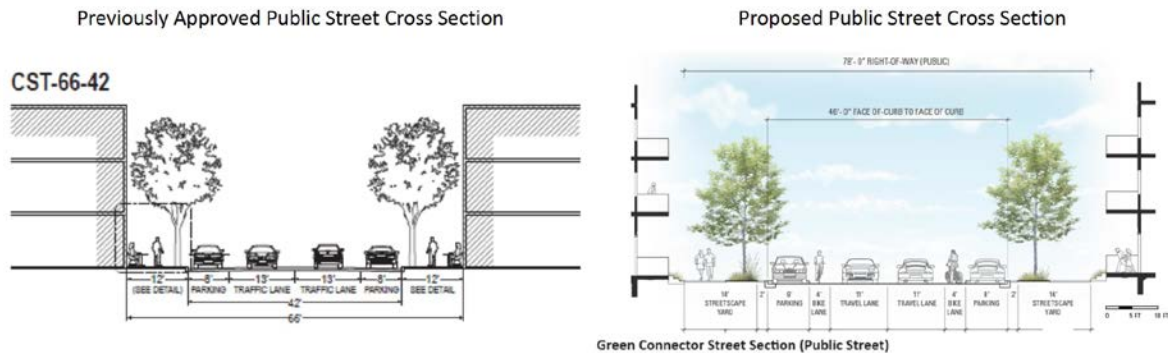
Proposed Civic Space Plan
Acres: 10.77
Development Fee: \$937,148



Civic space improvements may include playground, water feature, exercise station, amphitheater, public art, splash pad, hardscape, landscape, and trail amenities. Open space

areas will be dedicated to the City of Pflugerville for public use, but maintained by a master property owners association.

- C. **Cross Sections:** The previous PUD contained all public streets, while the proposed amendment adjusts the cross section for the public street and proposes three private street cross sections.

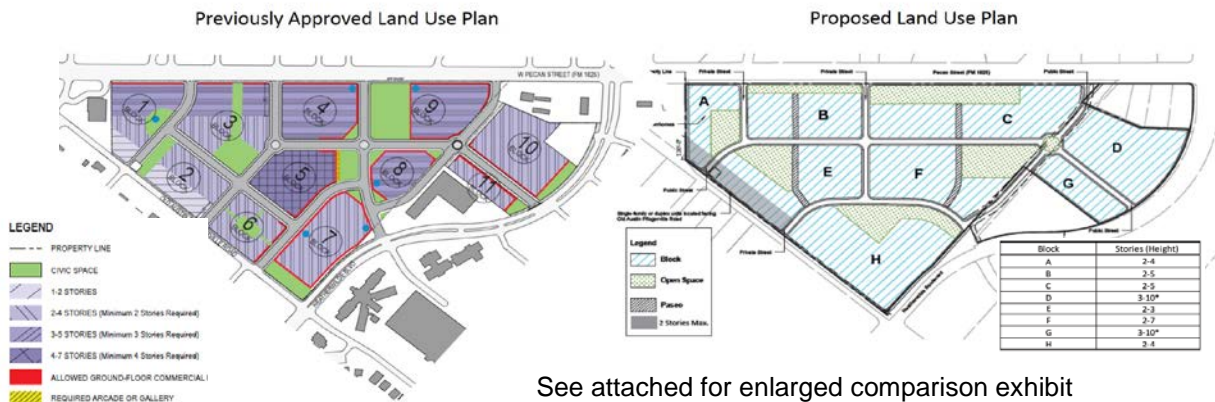


- Proposed Public “Green Connector” Street: 78-ft public right of way
 - 11-ft wide travel lanes
 - 4-ft wide bike lane on each side
 - 8-ft wide parallel on-street parking
 - 2-ft wide raised curb
 - 14-ft wide streetscape yard to include planting areas and sidewalk
- Proposed Private “Festival Street”: 98-ft private right of way
 - 13-ft wide travel lanes
 - 8-ft wide parallel on-street parking
 - 2-ft wide lay down curb
 - 26-ft wide streetscape yard which will include areas for streetscape plantings, sidewalk, amenities, and pedestrian pass through areas.
- Proposed Private “Residential Street”: 66-ft private right of way
 - 11-ft wide travel lanes
 - 8-ft wide parallel on-street parking
 - 2-ft wide raised curb
 - 12-ft wide streetscape yard to include planting areas and sidewalk
- Proposed Private “Paseo Section”: 30-ft private pedestrian right of way
 - 12-ft wide pedestrian/emergency access travel lanes
 - 6-ft wide flush median
- Private Alley: Consistent with the current PUD, 26-ft private alley
 - 9-ft wide travel lane
 - 4-ft wide pedestrian pass through

- Potential overhang opportunity; subject to Fire Department approval

D. Land Use Plan:

Along with a reconfiguration of the blocks and street pattern, the amended land use plan proposes similar allowed building heights within the development. A minimum two-story height is proposed throughout the development, with the potential for greater height near Pecan and Heatherwilde Blvd. Sensitivity in housing type and a max of two-story building



height is retained along Old Austin Pflugerville Road, across the street from the existing single family neighborhood. As currently allowed, structures within Block F, located in the middle of the development, will continue to have the opportunity for a maximum structure height of seven stories. Building height will continue to be measured per the Unified Development Code (UDC), but each story will have a minimum height of 10 feet and maximum height of 14 feet.

Additional height is included in the proposed amendment for Blocks D and G, located generally between Old Austin Pflugerville Road and Heatherwilde Blvd. Buildings within those blocks will have the ability for a maximum of ten stories, with the caveat that at 120 feet, a minimum 80% of the parking for that structure will be required within a structured parking garage.

E. Unified Development Code Calibrations:

Subchapter 4: Land Uses

Residential Use Conditions

- Updated code references for condominium
- Increased the maximum number of townhome units permitted from 100 to 267
- Added clarification and architectural waiver opportunity for future consideration by the Planning and Zoning Commission for multi-family and mixed use structure design flexibility.

Additional Use Conditions

- Added clarification to building setbacks when adjacent to private street right of way, and the proposed public street.

Subchapter 9: Architectural, Site Design and Layout Provisions

- Amended tuck under parking ratio from 1:1 to 1:3
- Added clarification to structured parking definition

Subchapter 10: Parking Mobility and Circulation

- Removed example table and clarified alternative parking plan may be considered.

Subchapter 11: Landscaping and Screening

- Added opportunity for required street and parking lot trees to be planted within open space within the block or in a City of Pflugerville park, if the minimum number of trees required are not able to be placed on the property due to the urban nature of the development.
- Added provision for parking lot screening when a surface parking lot is located adjacent to civic space, public right of way, or major drive aisles.

Emergency Access Provisions

In order to ensure compliance with the Fire Code, an additional paragraph was added detailing required compliance.

COMPREHENSIVE PLAN:

The Land Use Plan identifies this area as mixed use with neighborhood and community centers. Mixed use is described as a built environment that facilitates the ability to live, work and play in one area. These areas should contain convenient pedestrian circulation networks and the mix of uses should accommodate active public uses, such as commercial, retail and restaurants, on the street level and residential or office uses on upper floors. The proposed development standards continue to facilitate a mixed use environment.

High-density residential is typically located within or near community centers with direct access to major transportation routes, retail and community services. High-density residential neighborhoods should be located on major arterials, provide multiple mobility options, and high quality pedestrian walkways. The location of the proposed development is near major arterial streets and is intended to establish a pedestrian friendly environment.

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 phases of their lives”. Multiple housing types are proposed within the development.



According to Goal 2 of the Land Use and Development Character chapter, "Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, provide employment opportunities and shopping districts while reducing infrastructure costs". The proposed development supports the intent of Goal 2.

Goal 8 identifies that gateways into the community will be enhanced and provide a clear sense of arrival and departure into the community. The proposed streetscape, mixture of land uses, and anticipated building form will assist in creating a unique sense of place and enhanced gateway.

STAFF RECOMMENDATION:

The rezoning and inclusion of the 1.0 acre into the "The Commons at Heatherwilde and Pecan Planned Unit Development", as well as the proposed amendments to the development standards will retain the original intent to provide a development that can become a unique destination at one of the major entrances into the community. The proposed development standard will help facilitate a blend of suburban and urban design by orienting building facades to the streets to encourage a pedestrian friendly streetscape environment, while still offering opportunities for surface parking. The mix of residential, office, retail, and civic spaces maintain the mixed use component of the development, and will provide additional services to this area of the city. The retention of multiple housing structure types will provide flexibility as the development responds to the market, and offers an opportunity for a variety of living opportunities within an infill area.

The Parks and Recreation Commission unanimously recommended approval of the amendments to the Civic Space Plan and improvement budget. The rezoning and development standards are consistent with the Comprehensive Plan for a high-density, mixed use development in this location of the community, and Staff recommends approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 1, 2016, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a vote of 7-0.

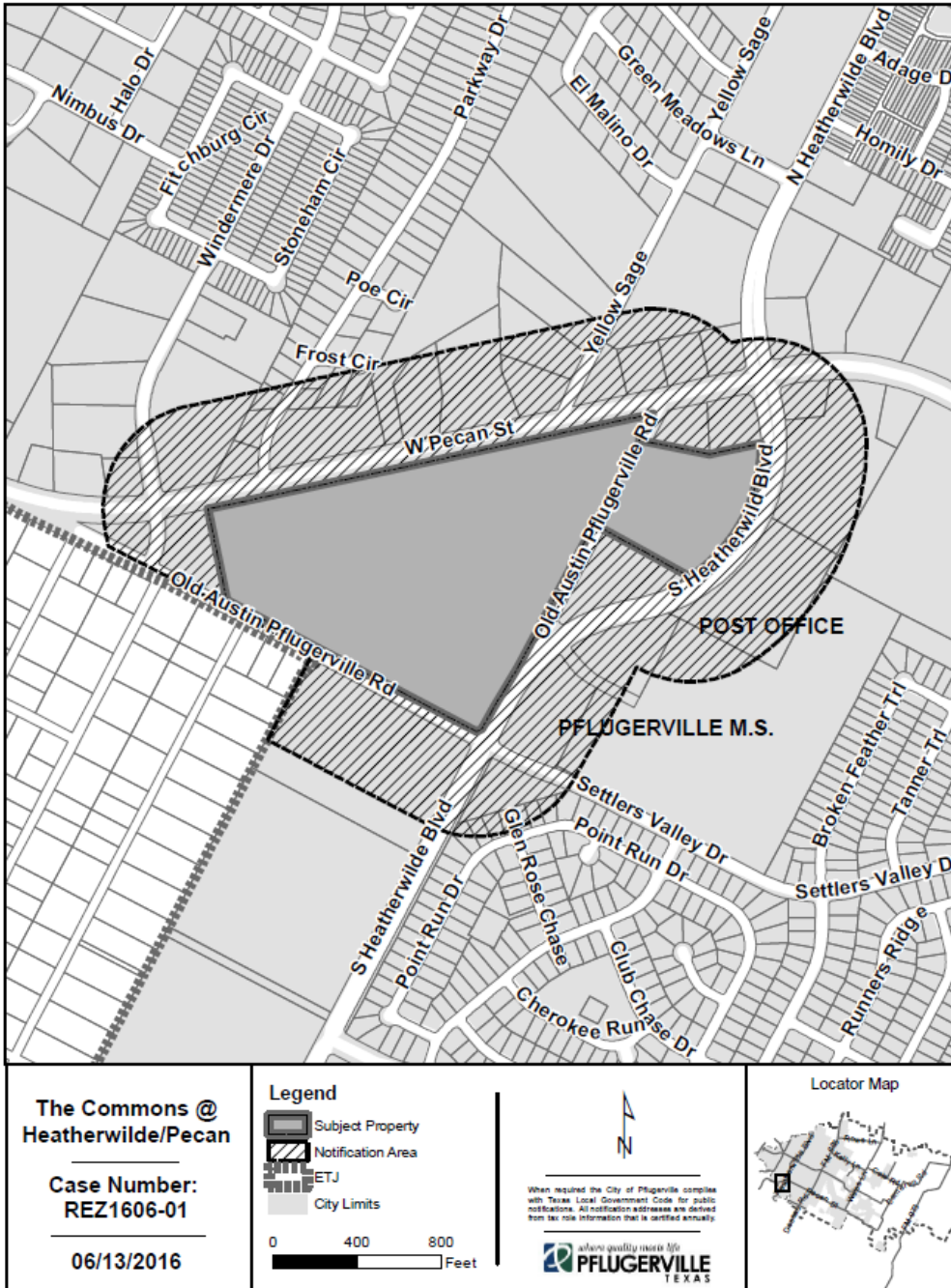
NOTIFICATION:

Newspaper notification was published, letters were mailed to property owners within 500 feet of the property within the city limits, and signs were posted as required.

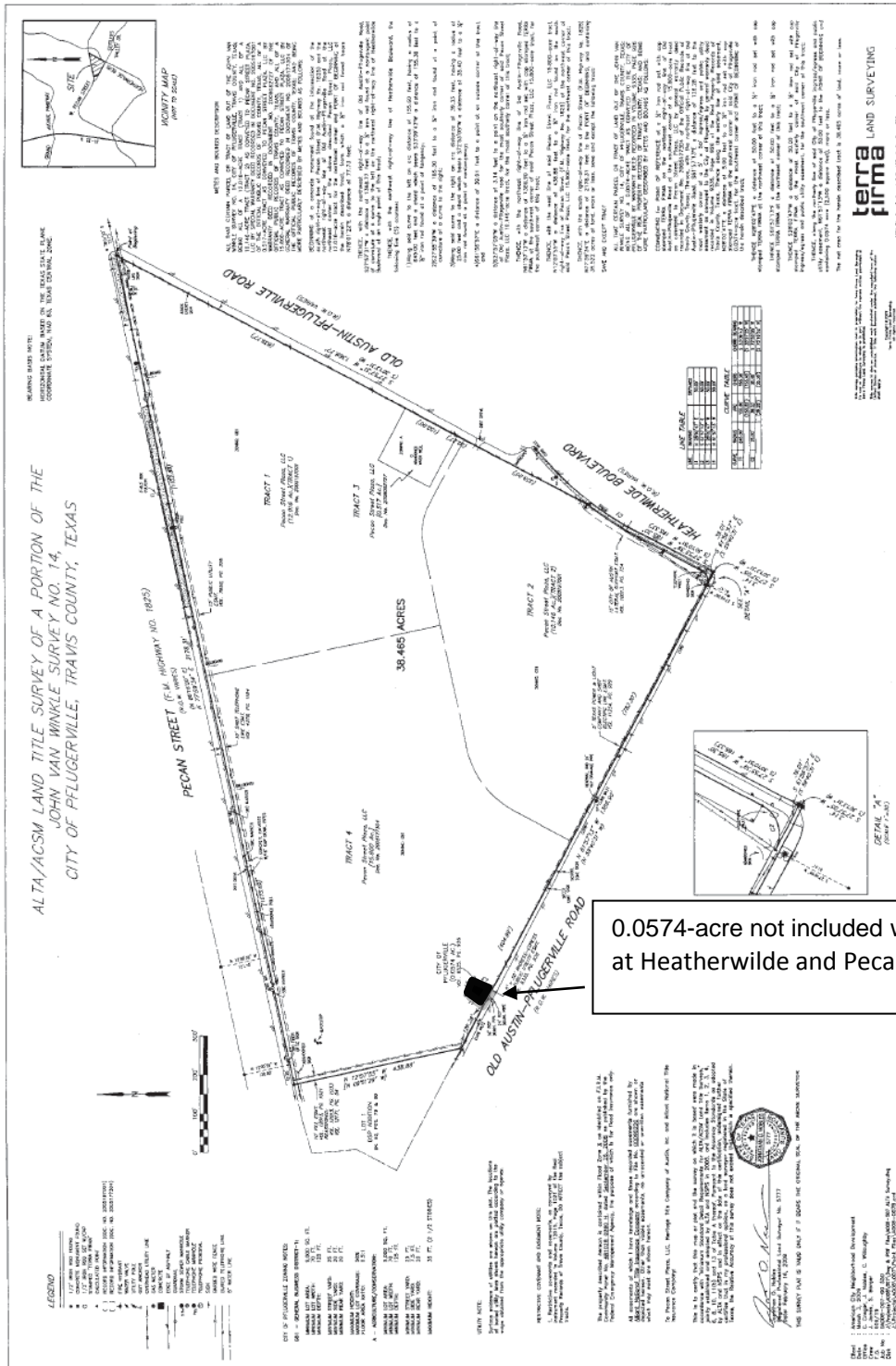
ATTACHMENTS:

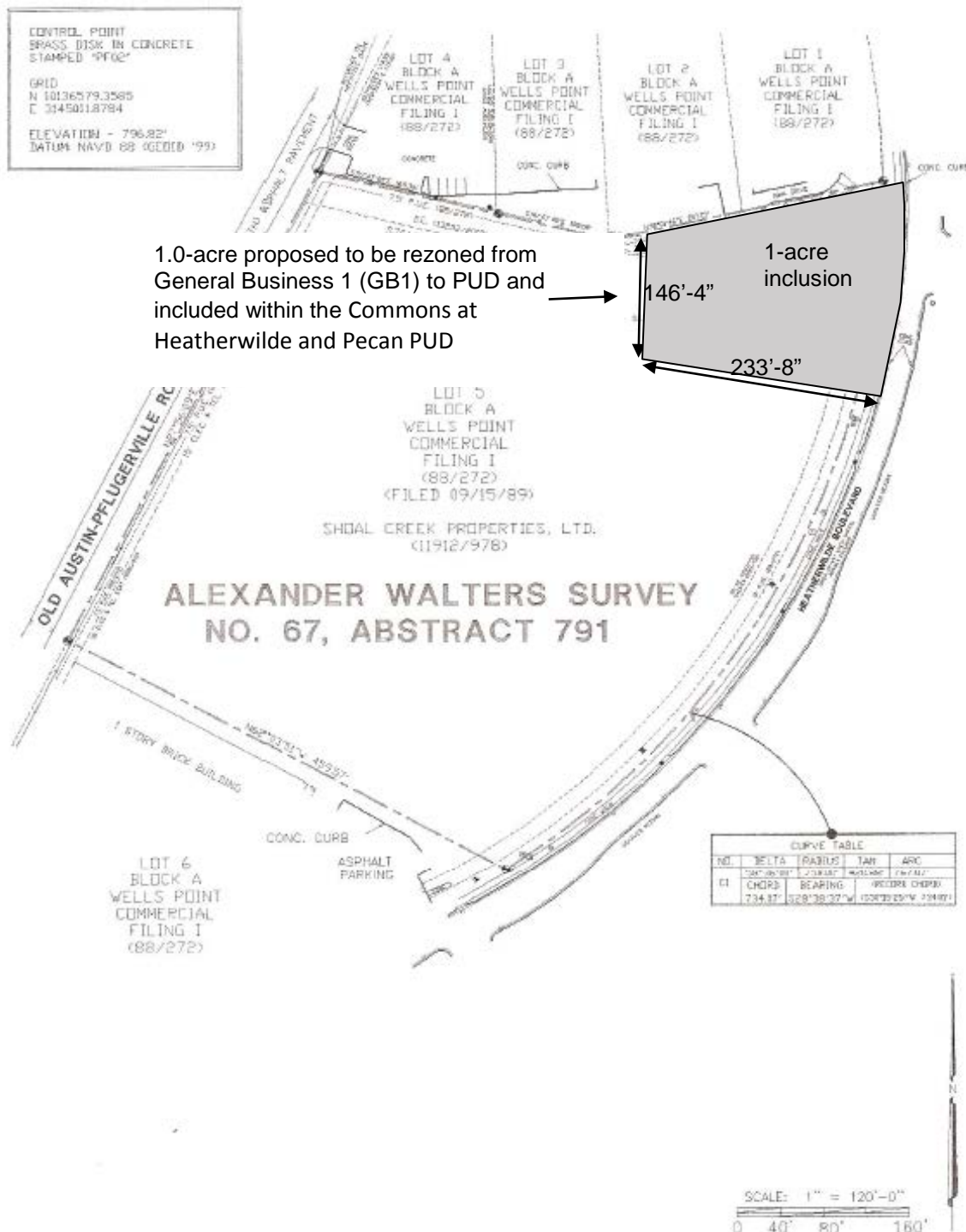
- Notification Map
- Surveys
- Photos
- Comparison Exhibit (separate attachment)
- Commons at Heatherwilde and Pecan PUD (separate attachment)

NOTIFICATION MAP:



SURVEYS:





PHOTOS:



North side of 38-acre tract along W. Pecan Street



South side of 38-acre tract along Old Austin Pflugerville Road



East side of 38-acre tract along Old Austin Pflugerville Road



East side of 7-acre tract along Heatherwilde Blvd.



West side of 7-acre tract along Old Austin Pflugerville Road

