

CORRIDOR DISTRICTS:

City of Pflugerville

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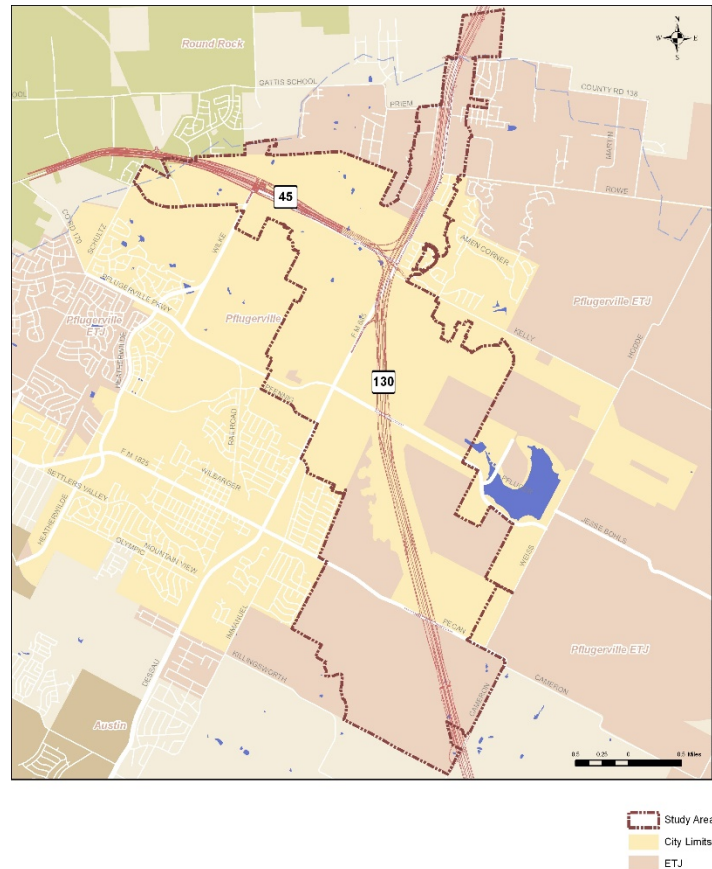
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CORRIDOR DISTRICTS:

City of Pflugerville

What is a Corridor District?

The City of Pflugerville's Corridor Districts refer to a transect-based framework which provides levels of different intensity of urban character to an environment, a continuum ranging from rural to urban.

The urban-to-rural transect is an urban planning model which allows for a variety of residential and commercial spaces within a singular zone. The Transect model consists of six (6) zones, which demonstrate different urban form and character. Through a complete understanding of the transect model, planners are able to specify different urban intensities that look and feel appropriate to their locations. Each level, or transect zone, is comprised of elements that keep it true to its locational character.

Table 1: The Six Transect Zones, showing the rural (green) to urban (gray) character of the six Transect-model levels.

T1 - The Natural Zone
T2 - The Rural Zone
T3 - The Sub-Urban Zone
T4 - The General Urban Zone
T5 - The Urban Center Zone
T6 – The Urban Core Zone

Figure 1: T1 The Natural Zone



T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

Land Uses: Natural preserve, recreation, and camping.

Buildings: Utility infrastructure and camp buildings.

Private Frontages: Common landscapes.

Public Frontages: Swales, naturalistic planting, and bike trails.

Thoroughfares: Highways and roads.

Open Spaces: Parkland.

Figure 2: T2 The Rural Zone



T2 THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These may include woodlands, agricultural lands, grasslands and irrigable deserts.

Land Uses: Natural reserve, agriculture, recreation, and camping.

Buildings: Utility infrastructure, agricultural buildings and farmhouses, migrant workers housing and campgrounds.

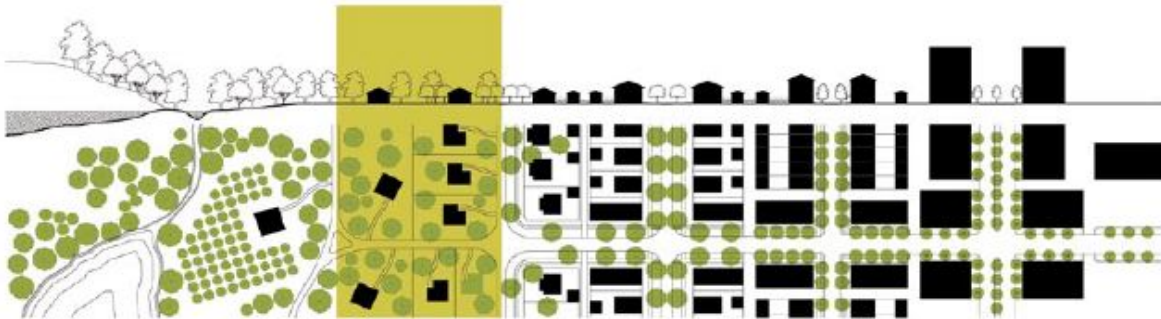
Private Frontages: Common landscapes.

Public Frontages: Swales, naturalistic planting, and bike trails.

Thoroughfares: Highways and roads.

Open Spaces: Farming, forests, orchards and parkland.

Figure 3: T3 The Sub-Urban Zone



T3 THE SUB-URBAN ZONE, though similar in density to conventional suburban residential areas, differs by its superior connectivity and by allowing home occupations. It is typically adjacent to other urban T-zones. This zone is naturalistic in its planting. Blocks may be large and the roads irregular to accommodate site conditions.

Land Uses: Low density residential and home occupations.

Buildings: Houses and outbuildings.

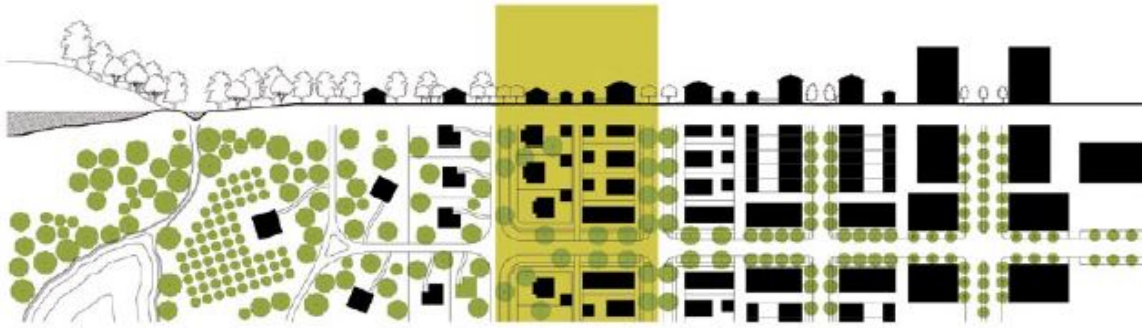
Private Frontages: Common lawns, porches, fences, naturalistic tree planting.

Public Frontages: Open swales, some flat curbs, bike lanes and naturalistic tree planting.

Thoroughfares: Roads and a few streets; rear lanes, some unpaved.

Open Spaces: Orchards, parks and greens.

Figure 4: T4 The General Urban Zone



T4 THE GENERAL URBAN ZONE has a denser and primarily residential urban fabric. Mixed-use is usually confined to certain corner locations. This zone has a wide range of building types: singles, sideyard and rowhouses. Setbacks and street tree settings are variable. Streets typically define medium-sized blocks.

Land Uses: Medium density residential and home occupations; limited commercial and lodging.

Buildings: Houses and outbuildings, sideyard houses, townhouses, live/work units, corner stores, inns.

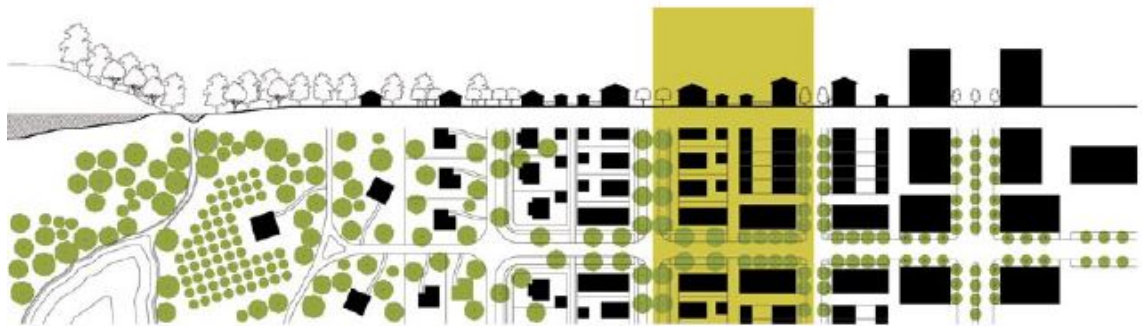
Private Frontages: Porches & fences.

Public Frontages: Raised curbs, narrow sidewalks, bike lanes, continuous planters, street trees in alley.

Thoroughfares: Streets and rear lanes.

Open Spaces: Squares and playgrounds.

Figure 5: T5 The Urban Center Zone



T5 THE URBAN CENTER ZONE is the equivalent of the main street area. This zone includes mixed-use building types that accommodate retail, offices and dwellings, including row houses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.

Land Uses: Medium intensity residential and commercial: retail, offices, lodging, civic buildings.

Buildings: Townhouses, apartment houses, live-work units, shopfront buildings and office buildings, hotels, churches, schools.

Private Frontages: Stoops, dooryards, forecourts, shopfronts, and galleries.

Public Frontages: Raised curbs, wide sidewalks, bike routes, continuous or discontinuous planters, street trees in alley.

Thoroughfares: Boulevards, avenues, couplets, main streets, streets and rear alleys.

Open Spaces: Squares, plazas and playgrounds.

Figure 6: T6 The Urban Core Zone



T6 THE URBAN CORE ZONE is the equivalent of a downtown. It contains the densest urbanism – the tallest buildings and the greatest variety of uses, particularly unique ones such as financial districts and important civic buildings. This zone is the least naturalistic of all the zones; street trees are formally arranged or non-existent.

Land Uses: High intensity residential and commercial: retail and offices, lodging, civic buildings.

Buildings: High- and medium-rise apartment and office buildings, hotels; townhouses, live-works, shopfronts, churches, civic buildings.

Private Frontages: Stoops, dooryards, forecourts, shopfronts, galleries.

Public Frontages: Raised curbs, wide sidewalks, bike routes, continuous or discontinuous planters, street trees in alley.

Thoroughfares: Boulevards, avenues, couplets, main streets, streets and rear alleys.

Open Spaces: Squares, plazas and playgrounds.

What is the purpose of the Corridor Districts?

The purpose of the Corridor Districts is to provide an adequate mix of residential and commercial industrial land uses that encourage a mix of employment, shopping, and services opportunities. The Corridor Districts allow for a balance between the natural and human-made environment resulting in a quality places appropriate to their setting, which can also combat unwanted sprawl conditions. The Corridor Districts provide a gradual transition from the existing Agriculture/Conservation, Single Family Suburban (SF-S) Residential, and Planned Unit Developments (PUD) zoning districts, which lie adjacent to the Corridor, to more intense and dense land uses at the Corridor.

The Corridor Districts can foster the creation of pedestrian friendly destination types of developments, as well as enhancing the marketability of the area. New residential, commercial, and industrial options can become available to the current and future residents of the City, which will in turn create urban form which is responsive to the changing market and social priorities. The Corridor Districts can alleviate land use segregation, automobile dependence, and the destruction of natural habitats. Instead of low density development far beyond the edge of service and employment, which

separates residents from where they work, live, and play, the Corridor Districts can provide immersive environments which cater to the needs of the residents and the characteristics of the urban form.

Table 2: Major Benefits of the Corridor Districts (Transect planning model)

Sense of Place
Immersive Environments
Diverse Housing Stock
Employment Opportunities
Walkable Spaces
Protection of the Natural
Gradual Transition

Which Corridor Districts exist in the city today?

The City of Pflugerville currently has adopted and is implementing three (3) Corridor zoning districts, which reflect the Transect planning model. The Corridor districts include the following:

Suburban (Level 3: **CL3**); Urban (Level 4: **CL4**); and Urban Center (Level 5: **CL5**).

Figure 7: City of Pflugerville's Corridor Districts based off of the Transect Planning Model

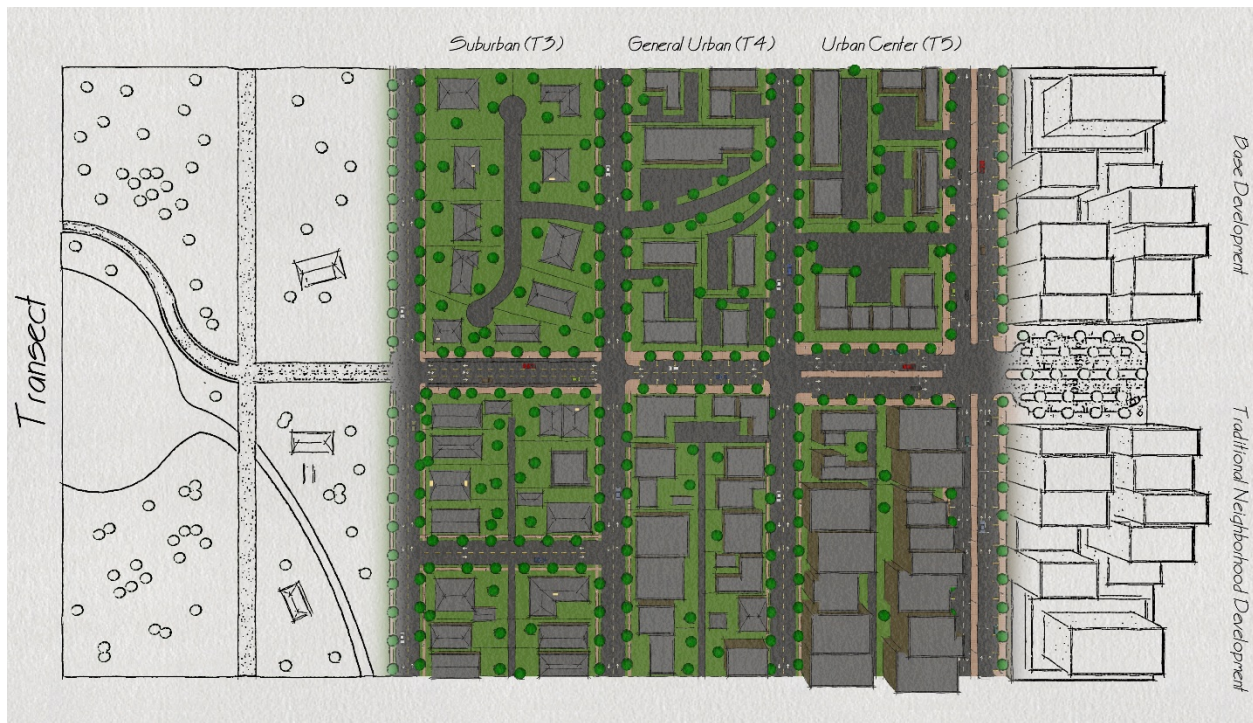


Table 3: The Corridor Districts Defined

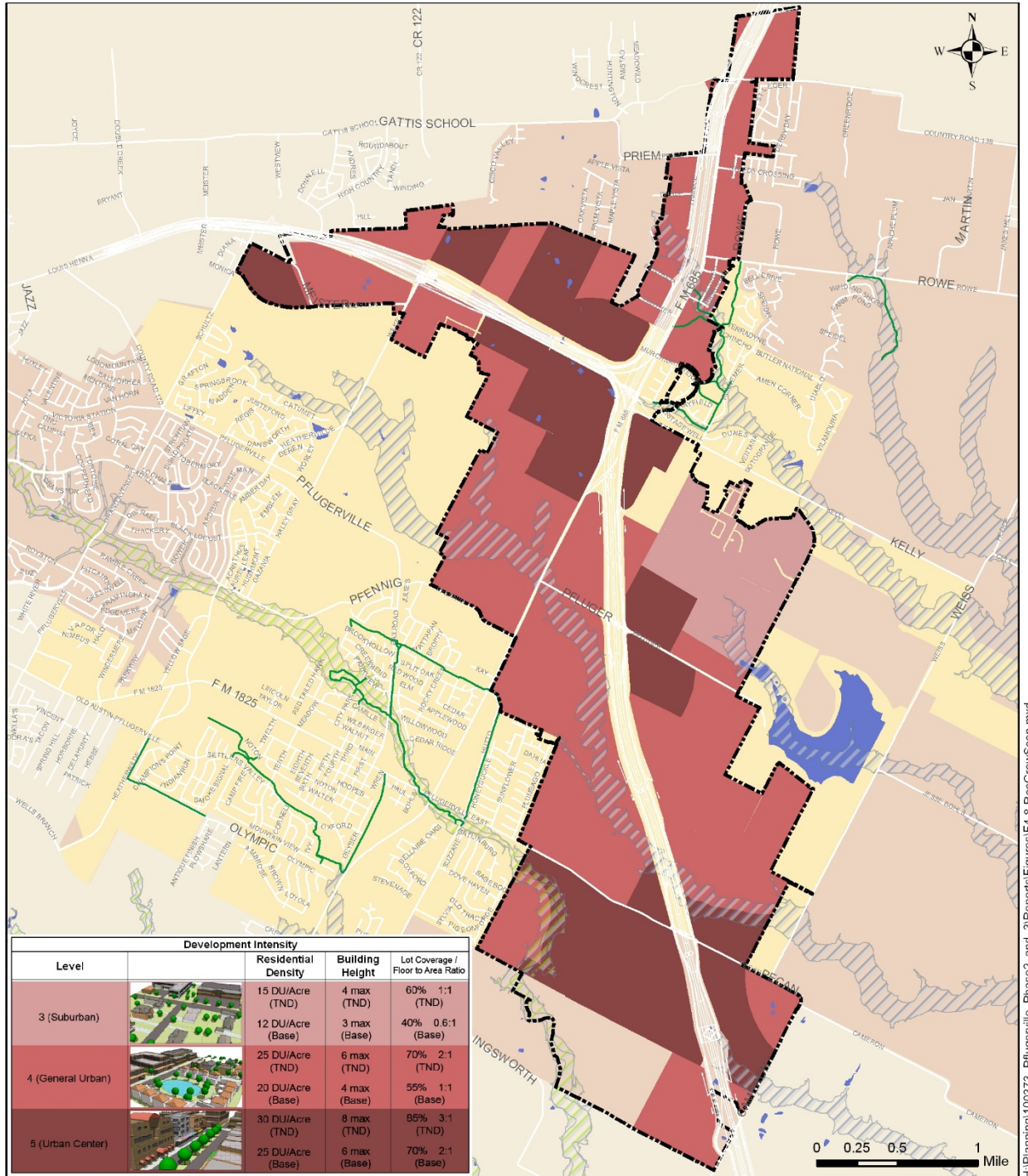
Suburban (Level 3: CL3)	<p>This district is intended to establish a form that features low density, suburban development primarily consisting of a mix of residential uses featuring single family homes with limited commercial uses along major thoroughfares. The scale of development is limited with substantial on-site open space and vegetation. Uses within the Suburban district may be mixed with an emphasis on creating walkable neighborhoods near neighborhood centers, civic spaces and public facilities.</p>
Urban (Level 4: CL4)	<p>This district is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors. The scale of structures in the Urban district is greater than found in the Suburban district and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the Suburban district but remain supportive of surrounding neighborhoods and employment centers.</p>
Urban (Level 5: CL5)	<p>This district is intended to establish dense, dynamic and walkable centers for living, working and shopping. Urban Centers provide a retail and employment focus supplemented by dense residential development. Three Urban Centers established upon initial approval of the SH 130 and SH 45 corridor boundaries occur at major interchanges along the state highways with emphasis upon retail (SH 130 and SH 45), employment (SH 130 and Pflugerville Lane) and entertainment (SH 130 and Pecan Street).</p>

Where are the Corridor Districts located in the City?

The Corridor Districts are located east of downtown Pflugerville and are primarily situated along **SH130** and **SH45**. The Corridor Districts traverse boundaries of the City of Pflugerville and its ETJ. Major east-west thoroughfare facilities near the Corridor include Pecan Street/FM 1825, Pflugerville Parkway, and Kelly Lane. Major north-south thoroughfare facilities near the Corridor include Heatherwilde Boulevard and FM 685. Agriculture/Conservation (A), Single Family Suburban Residential (SF-S), and Planned Unit Developments (PUD) zoning districts lie adjacent to the Corridor. Major features of the largely rural Corridor include the Northeast Metropolitan Park (along Pecan Street); a complex of elementary, middle, and high schools (adjacent to Kelly Lane); and a Wal-Mart store (on FM 685) which opened in March 2007.

Provided below is a digital representation of one of the projected Corridor growth scenarios located along SH130 and Sh45 created by Wilbur Smith Associates for the 2007 Corridor Study, which was funded and supported by the City of Pflugerville.

Figure 8: The Recommended Growth Scenario, Wilbur Associates 2007



Growth Scenario — Trails — City Limits
 Intensity Zones — Study Area — ETJ
 T3 — Flood Zone (A)
 T4 — Flood Zone (AE)
 T5 — Water Features

Where are the permitted land uses of the Corridor Districts?

Land uses identified in Table 4 with the following designations shall be interpreted according to the provisions herein. If there is no designation found for a particular use in a specific zoning district, that use is not allowed within that zoning district. In the event that a use is not listed or classification is otherwise required, the Administrator shall classify the use as appropriate in accordance with Subchapter 3 of the Unified Development Code.

- A. Permitted Uses: Uses noted with a “P” are permitted by right within the given district, provided that all other requirements applicable to the use within each section are met.
- B. Uses Permitted with Conditions: Uses noted with a “C” are permitted by right within the given district provided that specific conditions are met. Specific conditions applicable to these certain uses are provided in the corresponding “land use conditions” section of this Subchapter.
- C. Uses Requiring a Specific Use Permit: Uses noted with an “S” require consideration of impacts associated with a particular location for the proposed use, in addition to the standards that otherwise apply to the use under this Subchapter.
- D. Uses Permitted with Conditions Unless Authorized by a Specific Use Permit: Uses noted with a “C/S” are permitted by right within the given district provided that specific conditions are met, unless authorized by a specific use permit.

Table 4: Corridor Districts Permitted Uses (Residential & Non-Residential Uses)

Residential Uses	CL3	CL4	CL5
Assisted Living	P	P	P
Condominium	C	P	P
Duplex	P		
Live Work Unit		P	P
Multi-Family	S	S	P
Skilled Nursing/Nursing Home (Convalescent)	P	P	P
Single Family Attached (3 or more) Townhome	P	C	
Single Family, Detached	P		

Non-Residential Uses	CL3	CL4	CL5
Animal Establishments, Commercial	C	C	C
Automobile Parking Lot/Garage		P	P
Automotive Body Repair Shop (Collision Repair)		S	S

Non-Residential Uses (continued)	CL3	CL4	CL5
Automotive Repair and Service		S	S
Bar/Tavern		P	P
Brewpub/Wine Bar		P	P
Brewery/Distillery/Winery, Micro		P	
Call Center			P
Catering Establishment	C	P	P
Civic Center	P	P	P
Clinic	P	P	P
College, University, Trade School, or Private Boarding School		P	P
Commercial Recreation and Entertainment, Indoor	C	P	P
Commercial Recreation and Entertainment, Outdoor		S	S
Convention Center		P	P
Day Care Facility	P	P	P
Distribution/Logistics Center		S	S
Drive-in/ Thru		C	C
Dry Cleaning, Major		P	P
Dry Cleaning, Minor	P	P	P
Financial Institution	P	P	P
Event Center		P	P
Gas Station		C	C
Government Facilities	P	P	P
Health/Fitness Center	C	P	P
Hospital		S	S
Hotel/Hotel Residence		C	C

Non-Residential Uses (continued)	CL3	CL4	CL5
Industrial Uses (Light)		S	S
Liquor Store (Off-Premise Consumption)		P	P
Massage Therapy, Licensed	P	P	P
Mini-warehouse/public storage		S	
Mobile Food Park		S	S
Museum/Art Gallery		P	P
Office/Showroom		S	S
Office/Warehouse		S	S
Office: Administrative, Medical, or Professional	P	P	P
Park or Playground	P	P	P
Personal Services	P	P	P
Place of Worship	P	P	P
Print Shop, Major		P	P
Print Shop, Minor	P	P	P
Research and Development Center		S	S
Restaurant	P	P	P
Retail Sales and Services	P	P	P
Retail Sales- Single tenant over 50,000 SF		P	P
School: Private or Parochial	P	P	P
Theatre, Neighborhood		P	P
Theatre, Regional		P	P
Transit Terminal (Park & Ride)		P	P
Utilities	C	C	C
Wireless Telecommunication Facilities (WTF)		C/S	C/S

What are the development regulations of the Corridor Districts?

General Regulations: The following general regulations shall apply for the corridor zoning districts **CL3**, **CL4**, and **CL5**:

Table 5: Corridor Districts Development Regulations (Residential & Non-Residential)

General Regulations	CL3			CL4	CL5
	SF Detach	SF Attach	MF; Mixed Use; Non-residential	MF; Mixed Use; Non-residential	MF; Mixed Use; Non-residential
Minimum Lot Area	5,000 sq ft	2,500 sq ft	N/A	N/A	N/A
Minimum Lot Width measured at front street setback (Corner lots require additional 10 feet)	40'	25'	N/A	N/A	N/A
Minimum Lot Depth	120'	100'	N/A	N/A	N/A
Minimum Front Street Setback (Building Setback)	15'	15'	15'	15'	15'
Minimum Side Street Setback (Corner Lot)	15'	15'	15'	15'	15'
Minimum Street Setback (across the street from conforming single-family residential zoning)	N/A	N/A	30'	30'	30'

General Regulations (continued)	CL3			CL4	CL5
	SF Detach	SF Attach	MF; Mixed Use; Non-residential	MF; Mixed Use; Non-residential	MF; Mixed Use; Non-residential
Minimum Interior Side Setback	5' or 0' on interior	5' or 0' on interior	5' or 0' on interior	5' or 0' on interior	5' or 0' on interior
Minimum Interior Side Setback ¹ (abutting single-family residential zoning)	7.5'	10'	30'	30'	30'
Minimum Rear Setback	20'	15'	20'	10'	10'
Minimum Rear Setback ¹ (abutting single-family residential zoning)	20'	20'	30'	30'	30'
Streetscape Yard (25' Streetscape Yard applicable along toll/frontage road facilities)	15' (25')	15' (25')	15' (25')	15' 25')	15' (25')
Streetscape Yard (across the street from single-family residential zoning)	N/A	N/A	30'	30'	30'
Single Family Adjacency Vegetative Bufferyard(See Subchapter 11)	N/A	10' when adjacent to SF-S	25'	30'	30'

General Regulations (continued)	CL3			CL4	CL5
	SF Detach	SF Attach	MF; Mixed Use; Non-residential	MF; Mixed Use; Non-residential	MF; Mixed Use; Non-residential
Single Family Adjacency Vegetative Bufferyard (See Subchapter 11) for Specific Use Permits	N/A	10' when adjacent to SF-S	50'	50'	50'
Maximum Lot Coverage(Structure) (does not include parking structures)	N/A	N/A	40%	85%	85%
Maximum Impervious Cover (non-residential)	N/A	N/A	80%	80%	85%
Maximum Impervious Cover for multifamily unless greater percentage is permitted through the SUP	N/A	N/A	60%	60%	60%
Maximum Building Height ¹	35'	35'	35'	60' (100' ²)	85' (120' ²)
Minimum Density	N/A	N/A	6 units/acre	10 units/acre	15 units/acre

General Regulations (continued)	CL3			CL4	CL5
	SF Detach	SF Attach	MF; Mixed Use; Non-residential	MF; Mixed Use; Non-residential	MF; Mixed Use; Non-residential
Maximum Density	N/A	N/A	10 units/acre	20 units/acre	25 units/acre
Density Bonus - Maximum density (units per acre) if structured parking is provided for at least 80% of the minimum parking required	N/A	N/A	N/A	60 units/acre	75 units/acre
Minimum Dwelling Unit Area	1,100 sq. ft.	900 sq. ft.	450 sq. ft. ⁽¹⁾	450 sq. ft. ⁽¹⁾	450 sq. ft. ⁽¹⁾
Multi-Family Dwelling Unit Mix	N/A	N/A	Min. 40% 1 Bed / Studio; Max 10% 3+ Bed	Min. 40% 1 Bed / Studio; Max 10% 3+ Bed	Min. 40% 1 Bed / Studio; Max 10% 3+ Bed
Maximum Units per Structure	N/A	6	N/A	N/A	N/A
Maximum Building Length	N/A	200'	N/A	N/A	N/A

What are the architectural standards of the Corridor Districts?

All buildings shall incorporate the building materials listed below in Table 6 with the allowable percentages of such materials. One hundred percent (100%) masonry is required on all facades with the exception of the permitted secondary and accent materials. The percent calculations shall be based on total exterior walls, excluding openings for windows and doors.

Table 6 Key:

Residential (GREEN) = Multi-Family & Mixed Use Structures

Non-Residential (ORANGE) = Office, Retail, and Commercial Structures

Industrial (GRAY) = Building Granted by the Specific Use Permit in CL4 and CL5

Table 6: Corridor Districts Architectural Standards (Residential & Non-Residential)

Approved Building Materials	Allowable Percentage by Land Use Character	
PRIMARY MASONRY <ul style="list-style-type: none"> Clay brick Natural stone Manufactured stone with a natural appearance (does not include concrete masonry unit (CMU)) 	Residential	100% (Minimum of 40%)
	Non-Residential	100% (Minimum of 40%)
	Industrial	100% (Minimum of 15%)
SECONDARY MASONRY <ul style="list-style-type: none"> Concrete panels Stucco 	Residential	Maximum of 60%
	Non-Residential	Maximum of 60%
	Industrial	Maximum of 85%
ACCENT MATERIALS <ul style="list-style-type: none"> Architectural concrete <u>block</u>/masonry unit (CMU) Exterior Insulation and Finish Systems (EIFS) Cementitious material (<u>Administrator</u>) installed as horizontal lap siding Metal panels as approved by the Administrator Metal (beams, lintels, trim elements, and ornaments) Glass block Tile Other materials approved by the Administrator in keeping with structure's architectural style 	Residential	Maximum 15%
	Non-Residential	Maximum 15%
	Industrial	Maximum 15%

What are the landscaping standards of the Corridor Districts?

The required percentage of landscape area and quantity of trees and shrubs for Residential uses shall comply with the requirements provided in Table 7 and the following:

Table 7: Corridor Districts Landscape Standards (Residential)

Residential Zoning District		Percent of Landscaped Lot	Required Trees (3' Caliper)	Required Shrubs (3-Gallon)
ALL	Single Family Detached	Min. 30%	2 Trees per non-corner residential dwelling; 4 trees per corner residential dwelling	4 shrubs per 10' foundation facing a street, exception of driveway
ALL	Single Family Attached	Min. 30%	1 Tree per non-corner residential dwelling; 2 trees per corner residential dwelling	4 shrubs per 10' of foundation facing a street
MF-10, CL3, R	Multi-Family	Min. 20%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area
MF-20, CL4, GB-1	Multi-Family	Min. 20%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area
CL5	Multi-Family	Min. 15%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area

The required percentage of landscape area and quantity of trees and shrubs for Residential uses shall comply with the requirements provided in Table 8 and the following:

Table 8: Corridor Districts Landscape Standards (Non-residential)

Non-Residential Zoning District		Percent of Landscaped Lot	Required Trees (3' Caliper) and Shrubs (3-Gallon) in Landscape Area
CL3	Corridor Urban Level 3	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
CL4	Corridor Urban Level 4	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
CL5	Corridor Urban Level 5	Min. 15%	1 Tree & 4 shrubs per 300 S.F.