



City of Pflugerville

Legislation Text

File #: ORD-0637, **Version:** 4

Approving an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by amending the Lakeside Meadows Planned Unit Development (PUD) district approved in Ordinance No. 1427-20-01-28, by adjusting the boundary by adding and rezoning approximately 1.4 acres from Urban (Level 4: CL4) district to Planned Unit Development (PUD) district, removing and rezoning approximately 2.6 acres from Planned Unit Development (PUD) to Urban (Level 4: CL4) district, and amending the development regulations for the approximately 416 acres of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162, the E. Kirkland Survey, Abstract No. 458, and the J.P. Sherwood Survey, all in Travis County, Texas, to continue to be known as the Lakeside Meadows Planned Unit Development (PUD) district (REZ2106-03); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The Lakeside Meadows development consists of approximately 416 acres of land located generally south of Lake Pflugerville, south of E. Pflugerville Pkwy, west of Weiss Ln, east of SH 130, and north of Pecan St. The Lakeside Meadows PUD was approved in 2019 through Ordinance No. 1427-20-01-28 to establish a master planned, "urban destination" mixed use development containing a variety of residential, employment, and commercial uses within a walkable environment. The entire development has an approved preliminary plan and is in various stages of the development process. The southern portion of the development is the furthest along in the development process with two buildings currently going vertical.

The proposed adjustments to the development standards are intended to address the northern portion of the development which is located between E. Pflugerville Pkwy and Wilbarger Creek. The applicant has proposed to adjust the existing PUD to address land use changes, provide clarification to certain design requirements and to amend the boundary slightly. The proposed boundary change is a "land swap" with the adjacent landowner to account for a roadway proposed to connect the project to SH 130 frontage road. The rezoning request will add and rezone 1.374 acres from Urban (Level 4: CL4) to Planned Unit Development (PUD) for the road. In exchange for the added area, a 1.450-acre tract and a 1.185-acre tract are proposed to be removed and rezoned from Planned Unit Development (PUD) to the Urban (Level 4: CL4) district.

The Lakeside Meadows development is currently partitioned into multiple development areas with specific requirements for each. Significant adjustments in each development area is provided below:

Mixed Use Commercial (MX area): The three Mixed-Use Commercial areas are intended to establish medium height (minimum 4-story, max 65'), vertical mixed-use buildings with destination type land uses. As a result of not relocating E. Pflugerville Pkwy into the development, the MX areas have been reconfigured and one area has been reduced. The proposed residential density and height in the MX area has been adjusted to establish a minimum of 20 units/acre when residential is provided and allowance of up to 45 units/acre. Structured parking will now be required for the MX areas to accommodate a minimum of 80% of the parking required. The

amendment also includes financial participation by the developer to help establish a pedestrian crossing of Pflugerville Pkwy to Lake Pflugerville.

Single Family Attached and Single Family Detached (RV area): The RV-1 area will contain the single family attached (townhome) products adjacent to the MX area and retains the 10 du/acre. The RV-1 area has been expanded with the amendment and replaces a portion of MX area with the removal of E. Pflugerville Pkwy. The attached homes will continue to be oriented to front onto the roadways with garages located off alley and the structures remain three-story massing with exception that only two stories are required to be livable space. The single family detached areas (RV-2 and RV-3) were adjusted to include clarification on architectural requirements, added the allowance for up to 50% of the homes to be one story, and increased the lot width from 40 and 45-foot wide lots to approximately 50 feet.

Multi-Family Residential (MF-1 area): The multi-family area will continue to be designed to be urban in position and form with a minimum height of four stories. The proposed adjustment establishes a minimum density of 28 units/acre and allowance of up to 45 units/acre like the MX area. Multi-family will be required to create structured parking for a minimum of 80% of the required parking. The ground floor continues to be required to have an element of commercial space however the original 5% has been replaced with a minimum 1,000 sf space. The percentage offered inadvertent confusion and the proposed size will allow for a small coffee shop or similar commercial gathering space. The height was also increased to 65' to be consistent with the MX area. Landscaping was also adjusted to clarify the landscaping requirement along the street side of buildings and not require a minimum percentage. The landscaping adjustment is to allow the site to be more fully developed.

Corporate Campus (CC area): The Corporate Campus area has been proposed to be reduced to allow for additional Campus Industrial area. The Corporate Campus remains along the main roadways to establish the urban design and streetscape, and minimum height has been increased from two-story requirement to a minimum four-story requirement.

Campus Industrial (CI area): Additional Campus Industrial area is now proposed to be located on the interior of the Corporate Campus area. Truck courts and overhead doors will be required to be on the side/rear of the buildings that are not visible from the public streets or parkland. An allowance for considering outdoor storage may be pursued through a specific use permit.

Parkland: Clarification was made to the parkland section to clarify what the maximum parkland requirements will be if maximum density is realized. Additional clarification was provided stating fee in lieu will be provided if there become deficiencies in the land dedication requirement as land uses are established. During design of the subdivision, detention needed to be located inside of the original parkland area. Detention ponds are not allowed to be in public parkland or accepted by the city, therefore additional adjustments were made in the PUD amendment to adjust what land will be public. The property owners associations will remain responsible for the maintenance of private parkland and an agreement can be entered for maintenance of the dedicated amenities. The Parks and Recreation Commission recommended approval of the parkland with no modifications on November 21, 2019. The Parks and Recreation Director has confirmed the proposed amendments remain consistent with the Commission's original approval.

Prior City Council Action

City Council approved this item on 1st Reading on February 8, 2022 (Vote 5-2).
City Council conducted a public hearing on January 11, 2022, and moved to postpone action regarding the Planned Unit Development amendment until the January 25, 2022 meeting.
City Council approved the current Planned Unit Development for Lakeside Meadows in January 2020 (Ordinance No. 1427-20-01-28).

Planning and Zoning Commission Action

On January 3, 2022, the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 5-1.

Deadline for City Council Action

The City Council conducted a public hearing on January 11, 2022 as advertised, and moved to postpone action regarding the Planned Unit Development amendment until the January 25, 2022 meeting. Action on the item is required within 60 days of the public hearing.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: N/A

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: December 15, 2021

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Lakeside Meadows amendment red lines
4. Ordinance

Recommended Action

Approve the ordinance on second reading rezoning approximately 1.4 acres from Urban (Level 4: CL4) district to Planned Unit Development (PUD) district, removing and rezoning approximately 2.6 acres from Planned Unit Development (PUD) to Urban (Level 4: CL4) district, and amending the development regulations for the Lakeside Meadows Planned Unit Development.