



City of Pflugerville

Legislation Text

File #: ORD-0742, Version: 3

Discuss and consider approving an ordinance on first reading with a caption reading: An Ordinance of the City of Pflugerville, Texas, Amending Title XV, Land Usage, Chapter 157, Unified Development Code, adopted by Ordinance No. 1073-11-04-12 of the City of Pflugerville, Texas, as amended, by repealing and replacing Subchapter 4.4, Corridor Districts (CL3, CL4, CL5); amending Subchapter 9, Architectural, Site Design, and Layout Provisions, creating 9.10 Corridor District Design Standards; amending Subchapter 11, Landscaping and Screening Standards; and amending Subchapter 20, Definitions, as shown in Exhibits A, B, C, and D; to be known as the Corridor District Text Amendments; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date.

Staff has been working with the consultant, Freese and Nichols, Inc., for almost a year in an effort to develop proposed code amendments to the Corridor Zoning Districts (CL3, CL4, and CL5) and associated chapters of the Unified Development Code in Subchapters 9, Architectural, Site Design, and Layout; Subchapter 11, Landscaping and Screening; and Subchapter 20, Definitions. The proposed amendments to Subchapters 9 and 11 are related to the development standards that are affected by the proposed amendments in Subchapter 4.4, Corridor Districts. Finally, the proposed amendments to Subchapter 20 are related to the proposed new land uses, as well as added clarity for existing land uses.

Additionally, in light of the anticipated adoption of the Reclaimed Water Master Plan, the proposed amendments include changes in the corridor landscaping requirements related to turf grass in an effort to ensure the city is making strides through the development code to promote water conservation.

Proposed amendments are reflected in red text for all subchapters. Subchapter 4.4 will be a repeal and replace, meaning the proposed amendment will replace the existing Subchapter 4.4 related to the corridor districts in the Unified Development Code. For Subchapters 9, 11, and 20, only the items in red are proposed as amendments.

Comprehensive Plan:

The Aspire Pflugerville 2040 Comprehensive Plan was adopted April of 2022, and in that plan there are Six Guiding Principles outlined:

- Diverse and Equitable
- Fiscally Responsible
- Environmentally Sustainable
- Community Oriented
- Safe and Healthy
- Economic Opportunities

The plan provided added housing types to be considered, as well as encouraged multiple non-residential and mixed-use components, including cottage courts, mixed-use neighborhood scale, and mixed-use community scale. The goal of the proposed amendments is to provide a path to some of these new uses/building types that were envisioned by the Aspire Pflugerville 2040 Comprehensive Plan.

Furthermore, there are several goals that were adopted in the comprehensive plan that lend themselves to the proposed amendments.

Housing and Neighborhoods:

1. Diversify the housing supply, types, and locations to meet community needs through each phase of life.
 - 1.1 Encourage housing to support the differing needs of households and changing characteristics.
 - 1.3 Provide programs and regulations to achieve incremental transitions in design and scale between areas of high density and intensity and existing neighborhoods.
 - 1.4 Encourage housing that addresses the needs and desires of employers and targeted industries.
 - 1.5 Create a regulatory ecosystem that encourages and fosters diverse housing choices to fit residents' needs.
2. Provide homeownership opportunities that encourage residents of diverse backgrounds and housing preferences to make Pflugerville home.

Development Character and Placemaking

3. Foster transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.
 - 3.1 Encourage and remove barriers to market-supported mixed-use development. The barriers may be site development requirements, open space, parking, in addition to exclusive zoning.
 - 3.3 Support land use and place type configurations to achieve walkable 10-minute neighborhoods (where daily needs and amenities are within walking distance) throughout the city, allowing high access to goods, services, and opportunities without exclusive reliance on personal automobiles.
4. Develop community character and identity by recognizing and treating key corridors, activity centers, and unique districts to leverage economic opportunity, bolster equity throughout the City, and promote fiscally and environmentally sustainable outcomes, community identity, sense of place, and connectivity.

5. Support resilient development patterns that encourage non-residential and residential developments to adapt and change with market needs and consumer preferences, avoiding future obsolescence.
6. Ensure all neighborhoods have access parks, open space, amenities, and the trail system.

Employment and Commercial Centers

7. Create a land development ecosystem supportive of diverse employment opportunities ranging from small start-ups to Fortune 500 corporations to increase the amount of residents that work in Pflugerville and also elevate the community's image.

Healthy Communities and Neighborhood Vitality Goals, Policies, and action items

5. Focus on urban design improvements in nodes and major intersections.
 - 5.1. Ensure master plan development corresponds with public and private services, including parks, trails, retail, office, restaurants.
 - 5.2. Avoid concentrations of residential units (any type) without supporting non-residential services.
 - 5.3. Allow for incremental redevelopment of existing commercial centers with residential components.
6. Strategically develop a mixture of residential and nonresidential in greenfield areas.
 - 6.1. Encourage rezoning to residential with an "anchor" feature, service, institution, or jobs generator. If no anchor is present, prioritize commercial or employment development that will not create potential islands of residential.
 - 6.2. Encourage housing variety so that no more than 2/3rds of housing in an area is the same type.
7. Focus on infill areas.
 - 7.2 Encourage multi-family along freeway corridors with access to existing or planned services, jobs, retail, and parks within ¼ mile.

Action items from the Comprehensive Plan that are also supported by these proposed amendments include:

- 3.25.3 - Consider residential use types for smaller format multi-family with 2-4 units on a lot (this is reflected in the CL3 proposed changes);
- 3.27.4 - Establish provisions for public spaces within nonresidential and mixed-use developments, such as outdoor plazas, dining, and activity areas. Such standards should be designed to achieve meaningful, useful, and engaging spaces appealing to users and not be afterthoughts.

- 3.28.17 - Consider transitioning multifamily to conditional by-right use in CL4
- 3.28.18 - Consider increasing by-right density in CL4 and CL5 to the amounts allowed under the current density bonus (60 units/acre and 75 units/acre, respectively). Achieving densities above 40 units/acre generally requires structured parking. 41-75 units per acre typically yields a four-story with central garage structure.
- 3.28.22- Consider increasing density bonus for CL5 to 95 units per acre, which typically yields a five-story with central garage structures or 4-5 story over a podium garage structure.
- 3.30.5 - Identify and develop physical connections between employment center and surrounding neighborhoods.

Strategic Plan:

Staff finds the proposed Zoning Text Amendments meet the Economic and Infrastructure goals of the City's 2021-2025 Strategic Plan, including creating a fiscally-sustainable city with a high quality of life, and preparing robust, resilient infrastructure.

History:

October 25, 2022 - City Council worksession and discussed regarding future adjustments to the Unified Development Code to address SH130 and SH45 development Regulations.

December 13, 2022 - City Council worksession and discussed regarding future adjustments to the Unified Development Code to address SH130 and SH45 development Regulations.

May 1, 2023 - Worksession with Planning & Zoning Commission related to Corridor Code Updates

June 8, 2023 - Proposed amendments were presented to the Development Pforum.

July 25, 2023 - Worksession with City Council to discuss the proposed amendments to the Corridor Districts.

August 22, 2023 - City Council conducted a public hearing and postponed action to the September 12, 2023 meeting.

September 12, 2023 - City Council approved postponing action until the September 26, 2023 meeting

In addition to the workshops and meetings, staff has had the proposed amendment versions posted on the City website since June 9, 2023, conducted meetings with multiple stakeholders to discuss the proposed amendments, and have made some adjustments based on their feedback.

Notifications:

Email notifications sent:

June 2, 2023 - Notification sent to Development Pforum list regarding the Quarterly Development Pforum.

June 8, 2023 - Notification sent to Development Pforum list reminder about the Quarterly Development Pforum.

June 8, 2023 - Follow up notification was emailed to the Development Pforum email list - included the presentations attached regarding the corridor amendments, as well as a link to the UDC website letting them know the full video of the meeting would be available the following day, as well as the redlines of the code amendments that are proposed. Additionally, there was a signup genius where they could request a meeting with staff.

June 9, 2023 - Website was updated with redlines of the UDC amendments as proposed, added video of the presentation, and a link to request a meeting with signup genius was posted.

August 4, 2023 - Notification was emailed to Development Pforum Group with a list of the proposed code amendments with the public hearing times and the schedule.

August 25, 2023 - Notification was emailed to Development Pforum Group providing details related to proposed action on Sept. 12.

Meetings held with development community:

June 8, 2023 - Quarterly Development Pforum was held virtually with 22 development community attendees. A video recording of the pforum was posted on the website for those that could not attend.

June 21, 2023 - Conner White, Nash Thompson, Blake Shroeder, Jeremy Frazzell, Nathan Jones

July 5, 2023 - Ron Thrower, Chance Sparks (consultant), Meghan Yancy, Emily Barron, Jeremy Frazzell, Robyn Miga, Nathan Jones

August 7, 2023 - Public Hearing at Planning and Zoning Commission

August 11, 2023 - Bonner Carrington (Stuart Shaw, Dillon Shipper) Jeremy Frazzell, Nathan Jones, Brandon Pritchett, Chance Sparks

August 11, 2023 - Tim Timmerman, Jeremy Frazzell, Nathan Jones

August 17, 2023 - Ron Thrower, Howard Yancy, Meghan Yancy, Wes Gilmer, Jeremy Frazzell, Robyn Miga

Meetings held with residents:

August 18, 2023 - Nancy Ramsey, Jeremy Frazzell, Robyn Miga

Mailed Notice -

July 27, 2023 - Mailed notices were sent to all property owners zoned to the CL3, CL4, and CL5 zoning districts, as well as those property owners within 500' of the districts. 124 property owners with properties zoned CL3, CL4, CL5 were notified about two public hearings that were going to be conducted regarding the Zoning Text Amendments. Additionally, 735 residents within the City of Pflugerville who live within the 500' buffer of a property zoned CL3, CL4, CL5 were notified by mail regarding the two public hearings that were scheduled regarding the proposed amendments.

Published Notice on Website -

July 28, 2023 - the Public Hearing Notice was published on the website, the UDC page was also updated with correlated information.

Published Newspaper Notice -

July 26, 2023 - Newspaper notice was published per state law and appeared in the Pflag, Round Rock Leader, and on the Statesman website.

Staff is recommending approval as presented.

There were four protests filed in accordance with LGC 211.006, which accounts for more than 20-percent of land covered by the proposed change. With the certified protests, there is a required affirmative vote of at least three-fourths of the governing body.

Planning and Zoning Commission Action

On August 7, 2023 the Planning and Zoning Commission conducted a public hearing and recommended approval with conditions, which have been incorporated into the attached exhibits, of the proposed ordinance with a vote of 7-0.

Deadline for City Council Action

N/A

Projected Future City Council Action

The second reading of the ordinance is scheduled for October 10, 2023.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: August 8, 2023

Supporting documents attached:

1. Ordinance
2. Exhibit A - Subchapter 4.4, Corridor Districts (CL3, CL4, CL5)
3. Exhibit B - Subchapter 9, Architectural, Site Design and Layout
4. Exhibit C - Subchapter 11, Landscaping and Screening
5. Exhibit D - Subchapter 20, Definitions

Recommended Actions

1. Motion to approve Ordinance on First Reading.