



City of Pflugerville

Legislation Text

File #: ORD-0595, **Version:** 3

Approving an ordinance on second reading with a 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 changing the zoning designation of an approximate 96.341-acre tract of land, out of the William Caldwell Survey No. 66, Abstract No. 162, in Pflugerville, TX from Agriculture/Development Reserve (A) District, to Planned Unit Development (PUD) District; to be known as the Cameron 96 PUD Rezoning (REZ2101-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date. Generally located east of SH 130 and west of 1849 Park.

The proposed development is located at the southeast boundary of the city limits on the north side of Cameron Road, generally east of SH 130 and west of 1849 Park. The northern portion of the project is located adjacent to the southeast boundary of the Carmel Subdivision, Carmel West Ph 2. The subject parcel, roughly 96.3 acres, has historically been agricultural and is unimproved. A wide swath of floodplain bisects the land from west to east as well as slicing the northern portion into half as well.

The applicant has proposed to rezone the 96-acre tract of land, described above, from the Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district to establish a mixed-use, residentially focused development with open space provided throughout. The proposal includes the creation of up to 383 residential units and roughly 5 acres of land for commercial development. The Cameron 96 PUD is envisioned to provide a residential product type unique in the Pflugerville area. The proposed development standards included in the PUD will establish expectations of land use, density, and a design that could not otherwise be achievable through standard zoning.

The parcel has is proposed to be divided into four sub-development areas for purposes of establishing expectations throughout the development. The floodplain acts as a natural division between the sub-development zones: Residential Single-Family (RS) (~24acres), Parks Facilities and Open-Space (PF) (~31 acres), Residential Flex (RF) (~36 acres), and Commercial Mixed (CM) (~5 acres). The land uses proposed within the PUD are a modification of the Single-Family Residential (SF-R), Multi-Family 10 (MF-10), and General Business 1 (GB1) zoning districts land uses. Land uses not listed in the PUD will not be permitted. Proposed modifications include the removal of several intense use-types not appropriate adjacent to residential developments. Development standards proposed for the Cameron 96 development are intended to offer flexibility, compatibility between the residential and non-residential portions, and to create a walkable design where buildings and site design contain wide sidewalks with street trees to establish a pedestrian oriented project.

The RF zone will most closely resemble a single-family neighborhood with single unit detached style homes and/or duplex attached homes or townhome style attached units. The RF zone will contain roughly 300 units. The single-family residential homes located in the RS zone will most

closely resemble the existing homes in the nearby Carmel development and will add approximately 83 homes to the area. The commercial land uses will be designed as urban, liner buildings with parking located to the rear or side. Commercial development includes a minimum transparency (windows) of 70% along the ground floor to establish a pedestrian oriented store front appearance.

The proposed development has the potential for establishing up to 383 residential units, which requires a land dedication of 6.94 acres and a development fee of \$262,835. Including the floodplain, the total land dedicated will be 29.6 acres. Subchapter 14.3.5 of the UDC allows for 50% of the floodplain land to be counted towards land dedication, therefore, the required land dedication is 3.5 acres. The PUD is proposing to meet the requirement by dedicating 3.8 acres outside of the floodplain.

The proposal aids in achieving Goal 1 of the Land Use Development Goals which identifies that the supply, location, and type of housing will be diverse to meet the projected needs of the community. The proposal supports Goal 1 through the activation of Policy 1.2 which calls for ensuring the residential developments be attractive and new residents because a PUD allows the City Staff as well as the Commission and Council to review the development and design standards in detail and influence the requirements for the project.

The proposed Cameron 96 PUD Development Standards are consistent with the Transportation, Water, and Wastewater Master Plans for a low to medium-density, mixed use development, with opportunities for employment. The proposal includes a mix of land uses and design standards that may not be achieved through conventional zoning. The deviations to the Unified Development Code (UDC) are not requests to reduce the standard requirements. The public parkland dedication meets the UDC requirements, and the private amenities are above and beyond the standard Code. The extension of pedestrian connections, sidewalks, and trails, included throughout the development ensures local and regional pedestrian connectivity consistent with the Parks Master Plan. Therefore, Staff recommends approving the proposal to rezone approximately 96.341 acres of land from Agriculture/Development Reserve (A) to a Planned Unit Development (PUD) to be known as the Cameron 96 PUD.

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Action

On August 2, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 5-2.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading with a vote of 5-2 on August 24, 2021.

Funding Expected: Revenue ___ Expenditure ___ N/A

Budgeted Item: Yes ___ No ___ N/A

Amount: _____

1295 Form Required? Yes ___ No

Legal Review Required: Required ___ Date Completed: ___ 8/11/2021 ___

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance

Recommended Actions

1. Motion to approve the ordinance on second reading rezoning the property from Agriculture/Development Reserve (A) district to Planned Unit Development (PUD).