



City of Pflugerville

Legislation Text

File #: 2022-0011, **Version:** 1

Approving a request in accordance with Section 4.5.3(B)(A) of the Unified Development Code to allow a Planned Unit Development rezoning application to be submitted for land which is less than 20 acres, located at 21101 FM 685.

Section 4.5.3 of the Unified Development Code states that land with 20 acres or less shall require consent from the City Council prior to an application being submitted for a Planned Unit Development. The subject property at 21101 F.M. 685 is an 11.858-acre tract of land, located generally east of SH 130, south of Gattis School Road, and west of the Ridge at Steeds Crossing neighborhood. The request is to obtain consent from the City Council to allow the applicant to move forward with their request to submit a Planned Unit Development rezoning application to rezone the tract. By pursuing a Planned Unit Development at this location, the applicant intends to make the proposed development more compatible with the adjacent properties.

If permitted to move forward, the applicant will propose a mixed-use development that is generally consistent with the future land use recommendations in the Comprehensive Plan. The mixed use development is anticipated to transition from a more intense, vertical mix of commercial and multi-family uses near SH 130 to townhomes and open space at the east end of the property. A maximum density of 35 residential units per acre is proposed and building heights are planned to transition from four stories at SH 130 down to two stories at the eastern end of the property. The applicant has considered straight zoning to either the Urban (Level 4: CL4) or Urban Center (Level 5: CL5) districts, but ultimately prefers to request the PUD with the base zoning district of CL4, citing that the proposed project would be more harmonious with the adjacent parcels, less dense, and mitigate adverse effects on the neighboring residential.

While this is an introduction to what is proposed for this project, and is subject to going through the development review process for establishing the parameters for regulations that are incorporated through the Planned Unit Development, the applicant has summarized the proposed PUD as follows:

1. Providing a mixed-use development that includes multi-family residential homes, townhomes, retail uses, and commercial frontage along the highway for a more urban-style design.
2. Height limitations and transition language for the property as it transitions away from the single-family to the east at Steeds Crossing.
3. Pedestrian Walkability, which would promote pedestrian activity and walkability by incorporating more internal sidewalks than required by code, increasing the width of those pedestrian zones and providing increased connectivity.
4. Additional amenities distributed throughout the site that would exceed the required five required by the UDC.
5. A combination of parking, through tuck-under structured parking and carports, with screening incorporated.
6. Provides more of a transition is “respectful” of the adjacent single-family residential neighborhood to the east, by designing cascading building heights, offering a mix of product

type and increasing building setbacks, all of which reduce the “perceived intrusive element of a mixed-use project that would be designed with CL-4 or CL-5 zoning districts.”

7. Provides connectivity to the development to the north.

Staff Recommendation

Staff finds that the proposed request for a Planned Unit Development for this parcel will be a better fit for the subject parcel, given its size, there are certain development allowance that are allowed by right in the corridor districts (CL4 and CL5) that have potential to lend themselves to being more intense adjacent to the single-family. Through straight zoning, the buffer requirements adjacent to the single-family would be less, and the required development regulations would likely force this site to maximize density in order to make the site work, which would allow up to 60 dwelling units per acre in the CL-4 district. The applicant is proposing a plan that would be subject to staff negotiations, P & Z, and City Council approval in order to incorporate a development that takes into consideration the surrounding properties, as well as adds enhanced standards to meet the intent of a Planned Unit Development.

Staff recommends approval of the request, per Section 4.5.3, Planned Unit Development, which states that land with 20 acres or less shall require consent from the City Council prior to an application being submitted for a Planned Unit Development.

With consent from City Council to move forward with the request, the applicant will be able to submit an application for a rezoning request for a Planned Unit Development, in compliance with all criteria outlined in the Unified Development Code, as described in 4.5.3, and criteria set forth in Appendix B, Section 2 for submittal criteria for a rezoning application.

Deadline for City Council Action

Request consideration on January 11, 2022.

Funding Expected: Revenue ___ Expenditure ___ N/A

Budgeted Item: Yes ___ No ___ N/A

Amount: _____

1295 Form Required? Yes ___ No

Legal Review Required: N/A Required ___ Date Completed: _____

Supporting documents attached:

1. Location Map
2. Staff Report
3. Applicant Letter of Intent
4. Applicant Supplemental Material

Recommended Action

Motion to allow a Planned Unit Development rezoning application to be submitted for land which is less than 20 acres, located at 21101 FM 685.