



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0563, **Version:** 3

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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 changing the zoning designation of an approximate 48.126 acre-tract of land located at the southeast corner of the E Pflugerville Pkwy and Wilke Ridge Ln intersection along the south side of E Pflugerville Pkwy, from Retail (R) and General Business 1 (GB1) district to Planned Unit Development (PUD) district; to be known as the Hill Country Bible Church PUD Rezoning (REZ2008-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The property consists of approximately 48 acres of unplatted land located along the south side of E. Pflugerville Pkwy, generally southeast of the E. Pflugerville Pkwy and Wilke Ridge Ln intersection. The property contains street frontage along E. Pflugerville Pkwy to the north and Black Locust to the south. The property currently contains the two-story church with associated parking, drive aisles and ancillary structures in the northwestern portion of the property; soccer practice fields in the central western portion of the property; and a detention pond in the southeastern portion of property. The subject property is currently zoned Retail (R) and General Business 1 (GB1), which offers an opportunity for a variety of non-residential land uses, including the existing place of worship. The applicant has proposed to rezone the entire acreage to Planned Unit Development (PUD) for defining areas of growth for the place of worship and to develop a walkable, horizontal mixed use development in the eastern portion of the property. The property is proposed to be developed in multiple phases.

Phase one is to allow the eastern portion of the property to be developed as a four-story (60'), up to 196-unit (19.6 units/acre), age restricted (55+) multi-family complex. The multi-family project is planned to contain one and two bedroom units with the majority proposed as one bedroom units. No three bedroom units are proposed. The PUD provides specifics for the multi-family development and where silent, will follow the Multi-Family 20 (MF-20) zoning district. An enhanced driveway will be provided off of E. Pflugerville Pkwy to provide access to the complex and a 10' wide, paved veloway trail system is proposed to provide an enhanced pedestrian connection through the entire church property, with connections at all roadways and all sides of the property. The veloway trail system will be accessible to the public and is intended to help fulfill the parkland development fee requirements associated with the complex. The full extent of veloway trail system will be established with Phase 1. Based on the proposed units, the proposed multi-family development requires a minimum of 2.6 acres of public parkland and a park development fee of \$97,216. Given that less than 3 acres is required, a fee in lieu of parkland was approved by the Parks and Recreation Director and will be required prior to the plat approval containing the multi-family lot. The park development fee is anticipated to be used toward hardscape improvements, enhanced landscaping, and the 10' wide veloway. All improvements will be constructed during Phase 1 with the multi-family development, will be publicly accessible, and will be privately maintained.

In future phases, limited retail and service land uses are proposed in the northeastern portion of the

property, north of the age-restricted complex, and are anticipated to be constructed as market conditions dictate. The development of the property will be subject to the Retail (R) zoning district requirements with exception that the land uses have been limited in the PUD at the request of the church. Future expansions of the church with associated community outreach endeavors are contemplated to occur in the west, central, and southwest portion of the property. Specific plans for expansion are not provided in the PUD at this time, however when those endeavors are pursued, the property will be developed in accordance with the Retail (R) district per the PUD.

An extension of Wilke Ridge Lane via an alternative cross section is planned along the western extent of the property from E. Pflguerville Pkwy to Black Locust Dr. The alternative cross section is intended to be sensitive to the neighborhood to the west, while still providing pedestrian and vehicular connectivity. A separate roadway agreement will be provided in the future to discuss the construction of the roadway.

Per the Comprehensive Plan, the subject property is generally located within an area identified as a neighborhood center, with mixed use, low to medium density residential, medium to high-density residential, public facility, and parks and open space. According to the Comprehensive Plan, low density residential includes the single family homes in the area with densities between .5 and 6 units per acre. Medium density includes residential land uses with a range of 6 to 15 units per acre, while high density is identified as areas with densities greater than 15 units per acre. The mix of residential density and mixed use neighborhood center will provide additional housing opportunities and services to the nearby community.

### **Staff Recommendation**

The proposed request will establish an immediate walkable, semi-urban style development that accommodates opportunities for active adult living, a housing product not currently provided in the immediate area. The proposed PUD provides additional certainty of the type and design for future non-residential land uses that creates a pedestrian friendly design that will create a sense of place. A fee in lieu of public parkland will be provided and the development fees will be used to establish the non-exclusive amenities that will enhance the current park like atmosphere for the residents in the area, while being privately maintained. The dedication of right of way for the future collector road per the transportation plan will be provided, and the place of worship will retain opportunities for future growth.

With minor exception, the minimum requirements for the multi-family land use established by the UDC will either be met or exceeded. Alternative design considerations include the multi-family maximum building height of 60', the increase in building length to achieve the proposed building style, the alternative parking ratio to account for the specific type of multi-family use, and the alternative approach to garage parking. The proposed request will provide certainty to the community on the long term appearance and layout of the land, and reduced land uses in the eastern portion of the development is anticipated to increase compatibility with the existing place of worship. The PUD establishes certainty that would not otherwise be achieved through standard zoning.

The comprehensive plan identifies the area as a neighborhood center, which is intended to be a gathering place between the single family neighborhoods for civic and service needs. Medium to high density residential and mixed use was identified in the area to provide a variety of housing to serve the needs of the community. The proposed open space with publicly accessible amenities and encouragement for pedestrian connectivity is consistent with the parks and open space concept

identified in the land use plan. The proposed request is consistent with the Comprehensive Plan and staff recommends approval.

City Attorney has approved the ordinance as to form.

**Planning and Zoning Commission Action**

On January 4, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 7-0.

**Previous City Council Action**

The City Council conducted a public hearing on January 26, 2021 as advertised and approved the ordinance on first reading with a vote of 7-0.

**Deadline for City Council Action**

Action on second and final reading is requested on February 9, 2021.

**Projected Future City Council Action**

The second reading of the ordinance is scheduled for February 9, 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: 1/6/2021

**Supporting documents attached:**

1. General Location Map
2. Staff Report
3. Proposed Development Standards
4. Hill Country Bible Church PUD Ordinance

**Recommended Actions**

Approve the ordinance on second and final reading rezoning the property from Retail (R) and General Business 1 (GB1) to Planned Unit Development (PUD).