



City of Pflugerville

Legislation Details (With Text)

File #:	ORD-0369	Version:	3	Name:	Stone Hill Luxury Apartments Specific Use Permit
Type:	Ordinance	Status:	Approved		
File created:	9/12/2017	In control:	Planning and Zoning Commission		
On agenda:	10/24/2017	Final action:			
Title:	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 APPROVING A SPECIFIC USE PERMIT FOR A PROPOSED MULTI-FAMILY LAND USE ON A 17.43 ACRE TRACT OF LAND CURRENTLY ZONED CORRIDOR URBAN LEVEL 4 DISTRICT (CL4) SITUATED IN THE THOMAS G. STUART SURVEY, SECTION NO. 6, ABSTRACT 689, LOCATED IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, TO BE KNOWN AS THE STONE HILL LUXURY APARTMENTS SPECIFIC USE PERMIT (SUP1706-01); PROVIDING A CUMULATIVE AND REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. General Location Map, 2. Stone Hill Luxury Apartments Staff Report, 3. Specific Use Permit Site Plan (Exhibit "C" of proposed ordinance), 4. Stone Hill Luxury Apartment Specific Use Permit Ordinance

Date	Ver.	Action By	Action	Result
10/24/2017	3	City Council	Approved on Second Reading	Pass
10/24/2017	3	City Council	Approved on Second Reading	Pass
10/10/2017	2	City Council	Action taken to close the Public Hearing	Pass
10/10/2017	2	City Council	Approved on First Reading	Pass
9/18/2017	1	Planning and Zoning Commission	Recommended for Adoption	

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The subject property consists of approximately 17.4 acres of unplatted property located generally northwest of the Pflugerville Pkwy and Pfluger Farm Ln intersection, between the Highland Park single-family residential neighborhood and Pfluger Farm Ln. The property is zoned Corridor Urban Level 4 (CL4) which allows for consideration of a variety of residential and non-residential land uses. The applicant has proposed a suburban style, multi-family development with a proposed density of 17.21 units per acre, consisting of approximately 300 multi-family units within 13 three-story buildings. A multi-family land use in the CL4 district requires a Specific Use Permit to provide the

Commission and Council an opportunity to evaluate the proposed location to determine if the use is appropriate in that location and to add any conditions, should they be warranted.

The subject property is not platted, and a preliminary plan will be necessary for the larger parent tract area in order to ensure adequate services can be provided to the future land uses and to ensure the approved master plans are implemented. The developer of the subject multi-family development has stated their intention to construct the extension of Kingston Lacy Blvd to Pfluger Farm Ln in order to provide necessary secondary access to the multi-family project. Without a preliminary plan in place, the phasing for the extensions is unknown if the apartment project is not constructed, or property is sold prior to development. Similar constraints exist with the dedication of public parkland as required with residential land uses, should a preliminary plan not be established.

If approved, the proposed multi-family development will be required to be developed consistent with the Unified Development Code, as amended, including but not limited to subdivision requirements, setbacks, building materials, garage and surface parking, site lighting, landscaping, tree preservation if applicable, site access and circulation, traffic impact analysis (TIA) should it be warranted, parkland dedication, etc. The attached staff report provides a general description of the proposed site plan as provided with the specific use permit submittal.

Staff Recommendation

The proposed specific use permit is generally in accordance with the Preferred Land Use Vision Plan, the goals of the Comprehensive Plan, and compatible with adjacent and nearby zoning districts. Staff recommends approval of the specific use permit application with the following conditions of approval: the site shall be developed in accordance with the multi-family standards established in the Unified Development Code, Ordinance No. 1203-15-02-24, as amended; no structures or parking associated with the multi-family land use, with exception of parkland amenities as approved by the Parks Director, shall be located any closer to the west property line than 135 feet as depicted in the Specific Use Permit Site Plan (Exhibit "C" in the proposed ordinance); all site improvements shall be required through the site development process to comply with the Unified Development Code; a preliminary plan with all associated application materials shall be required for the parent tract of property consisting of the land generally located north of E. Pflugerville Pkwy, east of the Highland Park neighborhood, west of Pfluger Farm Ln, and south of the former 40-acre data center tract.

Planning and Zoning Commission Action

On September 18, 2017, the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-1.

Prior City Council Action

On October 10, 2017, the City Council held a public hearing and approved the ordinance on first reading with a vote of 4-2.

Drafter

Emily Barron, AICP
Planning Director