



City of Pflugerville

Legislation Text

File #: ORD-0447, **Version:** 1

To receive public comment and consider an application to rezone an approximate 40-acre tract of land located north of E. Pflugerville Parkway, west of Pfluger Farm Lane, and south of Town Center Drive from Urban Level 4 (CL4) district to Planned Unit Development (PUD), to be known as the Pflugerville Farms PUD. (REZ1810-01)

The property consists of approximately 40 acres of unplatted land located along the west side of Pfluger Farm Ln, generally southwest of the Pfluger Farm Ln and Town Center Dr intersection, between the Highland Park single-family neighborhood and Pfluger Farm Ln. The subject property is currently zoned Corridor Urban Level 4 (CL4) which allows for consideration of a variety of residential and non-residential land uses. The applicant has proposed to rezone the property from Corridor Urban Level 4 (CL4) district to Planned Unit Development (PUD) for purposes of establishing a three phased development consisting of two urban type, multi-family developments in the eastern extent of the tract (Phase One and Two) and limiting the type of land uses that can be established in the western extent of the tract (Phase Three). Land uses in Phase Three are proposed to be limited to Assisted Living, Condominium, Skilled Nursing, Office, Park and Playground, Personal Services, and Place of Worship in order to provide compatibility with the adjacent single family neighborhood and certainty to the community. Specific development standards including architectural requirements associated with the multi-family developments have been established as part of the proposed PUD. Phase Three will be required to comply with the CL4 standards outlined in the Unified Development Code once the land use is determined. If the PUD is approved, the development will be subject to the site plan, density, renderings and associated development standards established in the PUD document. Where the development regulations are silent, the development will continue to follow the CL4 district requirements established in the Unified Development Code (UDC).

A private street is proposed to extend from Pfluger Farm Ln to the western extent of the property for purposes of providing access to the western portion of the tract and providing further division of the property in a north and south extent. The private street is proposed with a cross section established in the proposed development standards which includes two 13-ft wide travel lanes, 8-ft wide on-street parallel parking, 8-ft wide sidewalks on each side, and enhanced landscaping/streetscape.

The floodplain area is proposed to be dedicated as public parkland, and will provide a buffer between the existing single family to the west and the proposed multi-family to the east. Hike and bike trails are proposed to extend the length of the parkland and will provide a connection to Town Center Drive.

Per the Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), the subject property is generally located within an area identified as medium to high-density residential uses within close proximity to mixed use, a destination center, civic center, and a regional center. According to the Comprehensive Plan, 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.

“High density residential is typically located within or near community centers with direct access to major transportation routes, retail and community services. Areas near employment are ideal. High density residential designation is intended to maximize access to public transportation, and should provide multiple mobility options. High density should incorporate features to encourage public transportation ridership, provide high quality pedestrian walkways and crosswalks. High density residential neighborhoods should be located on major arterials.”

The proposed request will establish an urban type, multi-family development which differs from the existing multi-family in the area. A Specific Use Permit could have been pursued for the multi-family land use, however the proposed PUD provides additional certainty and an urban design that might not otherwise be achievable. The minimum requirements for the multi-family land use established by the UDC will either be met or exceeded, with exception of the additional building length to achieve the liner building at the corner. The proposed private street will provide access throughout the property and will establish an urban type cross section with enhanced streetscape features. The proposed request will provide certainty to the community on the long term appearance and layout of the development, and reduced land uses in the western portion of the development is anticipated to increase compatibility with the existing single family neighborhood.

The Parks and Recreation Commission approved the proposal for public parkland in December 2018, which will provide additional pedestrian connectivity through the development and in the general area.

The maximum density allowed in the CL4 district is 20 units/acre in a traditional development pattern. The combined density of Phase One and Two is proposed at 16 units/acre (15.09 units/ac, 14.28 units/ac, respectively). Phase Three land use is unknown at this time, but could be anticipated as a medium density with the reduced land uses proposed in the PUD. Located within close proximity to a medium density single family neighborhood and major centers near the SH 130 and SH 45 interchange, the proposed request for the medium to high density residential land use to serve the destination retail and mixed use in the immediate area is consistent with the Comprehensive Plan.

Jeremy Frazzell, Asst. Planning Director