



Legislation Text

File #: 2016-3782, **Version:** 1

Consider public testimony regarding, and an ordinance approving the original zoning, to the PUD (Planned Unit Development) No. 107 zoning district, of 27.24 acres located northeast of the intersection of Greenlawn Boulevard and Pflugerville Parkway. (First Reading)*

The PUD zoning district proposes a low-density multifamily residential development on approximately 22.54 acres and limited commercial development on approximately 4.70 acres. The low density multifamily portion of this PUD is based on the standards outlined in the MF-1 (Multifamily - Low Density) zoning district, which is designed to be compatible with abutting and nearby single-family neighborhoods. The low-density multifamily development will meet or exceed the requirements of the MF-1 district, with the exception that each building will be allowed to contain 12 residential units instead of 8 units, the maximum allowed by the district. The site will contain a maximum of 240 multifamily units and the site layout will include two separate areas of 120 units each, separated by a shared common greenspace. The PUD also requires that the development exceed the MF-1 zoning district standards in several respects, including: providing a total of seven (7) amenities, one more than required, and limiting building height to two stories instead of two and one-half.

The general commercial parcel allows all C-1a (General Commercial - Limited) uses, with the exception of drive-through restaurants, auto services and auto body & painting establishments. Special site and building design standards will apply, which are above what is required by C-1a. These include a pedestrian connection to the adjacent low-density multifamily parcel and pedestrian circulation between the commercial buildings. Primary vehicular entrances will be designated with defining landscape and/or architectural features, such as medians and/or special paving. The building exteriors will be stone, simulated stone, brick, or stucco, with no more than 30% consisting of stucco. Building articulation will be achieved through a choice of design features. Additional standards are included for awnings & canopies, window treatments, roofing, lighting and building illumination.

The General Plan designates the property as part of the Dell/La Frontera Mixed Use area, which is suitable for multi-family residential and commercial uses. The site meets the low density multi-family location criteria contained in the General Plan.

The Planning and Zoning Commission voted 7-0 to recommend approval of the PUD zoning at their meeting on September 7, 2016.

Staff recommends approval.