

STAFF REPORT

Planning and Zoning:	4/6/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-3826	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1503-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Shops at 685, Phase 1 a 6.682-acre tract of land out of the T.G. Stuart Survey No. 1, Abstract No. 689 in Pflugerville, Texas.

LOCATION:

The proposed subdivision is located generally northwest of the FM 685 and E. Pflugerville Pkwy intersection, along the west side of FM 685.

ZONING:

The property is zoned Corridor Urban Level 4 (CL4), which allows for a mixture of commercial and residential land uses. Restaurant and commercial retail type land uses are anticipated within this phase.

ANALYSIS:

The proposed final plat consists of three lots with frontage along FM 685, and a new north/south public road that will connect to Town Center Drive to the north. While not shown on this final plat, a private driveway will be proposed with site development between Lots 2 and 3 to provide a connection between FM 685 and the proposed road (Terrell Lane) to reduce the number of direct access points to FM 685. Phase 1 does not include any floodplain areas or trees.

TRANSPORTATION:

FM 685 is a TxDOT roadway and formal permits are currently being pursued by the applicant for the aforementioned private driveway between Lots 2 and 3. Per discussions with TxDOT for Phase 1, right of way for a proposed deceleration lane has been provided along the eastern boundary of Lot 2 and 3 to allow for vehicular access to the proposed future private drive. A traffic impact analysis was not required for Phase 1, but will be required for any further amendment/revision to the proposed preliminary plan or future development on the parent tract as noted on the plat and with the recently approved preliminary plan. The TIA will be required to include the vehicle trips associated with the three lots in Phase 1. Depending on the findings, additional right of way may be required at that time to address necessary improvements to serve the remainder parent tract and will be depicted on a revised preliminary plan. To assist with regional connectivity, the proposed collector level road, named Terrell Lane, will provide a connection to Town Center Drive in the Stone Hill Town Center shopping center. The roadway connection is included with Phase 1 improvements.

Pedestrian connectivity will be achieved through the construction of sidewalks (6-ft minimum) along the full extent of FM 685, both sides of Terrell Lane, and both sides of any private drive that is constructed. The sidewalks are required with the corresponding public infrastructure or individual site development, whichever occurs first as noted on the plat.

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UTILITIES:

Water and wastewater service will be provided by the City of Pflugerville.

PARKS:

At this time, no residential development is proposed and therefore no public parkland dedication has been identified within the preliminary plan. If a residential land use is proposed in the future, park land dedication or fee in lieu will be required. At that time, the recently approved preliminary plan will have to be revised to reflect the changes.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum state and local requirements and staff recommends approving the Shops at 685, Phase 1 Final Plat.

ATTACHMENTS:

- Location Map
- Shops at 685, Phase 1 Final Plat (separate attachment)

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LOCATION MAP:

