

STAFF REPORT

Planning and Zoning:	12/2/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7950	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1910-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (FP1910-01)

LOCATION: The property is located generally southwest of the FM 685 and Pecan Street intersection.

ZONING: Single Family Mixed Use (SF-MU) district and Single Family Suburban (SF-S) district.

ANALYSIS:

The Final Plat establishes a total of six (6) lots. Lot 1, Block A and Lot 1, Block B are zoned Single Family Mixed Use (SF-MU) planned to be developed as a 38 unit single family detached condominium development. Lot 4, Block B is an existing single family residential property which has been included in the subdivision due to the overall land division. A hike and bike trail is proposed through the development to satisfy parkland dedication and development fee requirements and the land containing the trail is proposed to be conveyed as Lot 2, Block A and Lot 2, Block B. Lot 3, Block B is a drainage lot associated with the development and a separate lot due to the configuration of Lot 2, Block B.

TRANSPORTATION:

Right of way dedication is included for the extension of Willow Street. The anticipated vehicle trips associated with the proposed single family detached condominium development did not require a Traffic Impact Analysis. If the land use changes, additional analysis may be required.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are included in the preliminary plan.

PARKS:

Parkland dedication is proposed with the establishment of trail extension along the north and western boundary of the overall subdivision, creating a buffer between the existing and proposed neighborhoods. Tree mitigation will be required prior to any tree being removed.

STAFF RECOMMENDATION:

The final plat meets all state and local requirements and Staff recommends approval.

ATTACHMENTS:

- Location Map
- Final Plat for Townhomes of Old Town East (separate attachment)

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LOCATION MAP:

