

FINAL REPORT

Planning and Zoning:	2/4/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-1646	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1210-02	Phone:	512-990-6300

SUBJECT: Approving the Stone Hill Town Center Drive Street Extension Preliminary Plan; a 0.8732-acre tract of land out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, Texas

Location:

The proposed preliminary plan includes land located southwest of the SH 130 and SH 45 interchange, between the Highland Park and Highland Park North subdivision and FM 685.

Zoning:

The property is zoned Urban Center Level 5 (CL5) district.

Analysis:

In 2008, the Stone Hill Town Center Section Two Preliminary Plan with a subdivision variance to not provide an extension of Chrichton Castle Bend was approved. Development inactivity caused the original plan to expire and a new plan was approved in 2011. The proposed preliminary plan reflects the remaining unplatted right-of-way for Town Center Drive to enable the road connection to the west property line.

Transportation:

Construction plans were recently approved for the remaining extension of Portchester Castle Path to the east property line of the Highland Park subdivision. The proposed extension of Town Center Drive reflected in this preliminary plan will provide the planned connection between the Highland Park subdivision with Stone Hill Town Center and FM 685. Town Center Drive will maintain the 60-ft right of way width along the extent of the roadway. The 39-ft pavement width at the terminus of the existing temporary cul-de-sac will be tapered down to a 27-ft pavement width to match the street width of Portchester Castle Path. A 6-ft wide sidewalk will be constructed along the south side of Town Center Drive along the extent of the roadway beginning at the current terminus by the Mansions at Stone Hill apartment complex and ending at the west property line. A portion of sidewalk will also be built along Portchester Castle Path within the Highland Park subdivision to provide pedestrian connectivity along the south side of the street from Highland Park to Home Depot. In addition, a 6-ft wide sidewalk will be provided along the north side of Town Center Drive along the extent of Lot 23 and ending at the west property line. The remaining portion of the sidewalk along the north side of Town Center Drive will be constructed with the future development of Lot 22.

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Water and Sewer:

This area is within the City of Pflugerville water and wastewater Certificate of Convenience and Necessity (CCN). A wastewater line is proposed to be extended with the extension of Town Center Drive and an extension of a water line was not required at this time.

Parks:

Located along the general north and south boundaries of the Town Center Drive extension are Lots 23 and 24 which consist of 8.77 acres of creditable public parkland, included in the approved preliminary plan. On June 16, 2011, the Parks and Recreation Commission recommended approval of the proposed dedication of Lots 23 and 24 as public parkland with the condition that the parkland is to satisfy the dedication requirements associated with Lot 19 and its multi-family land use. If Lot 22 or another lot is developed with a residential land use, additional public parkland (as required) and associated approvals shall be required by the Parks and Recreation Commission. The final plat required the public parkland to be dedicated via deed with the construction of the multi-family development on Lot 19 and the deed is currently being prepared. Acceptance is also predicated on a Phase One Environmental Assessment being provided and approved prior to dedication. No additional public parkland is required with this preliminary plan.

STAFF RECOMMENDATION:

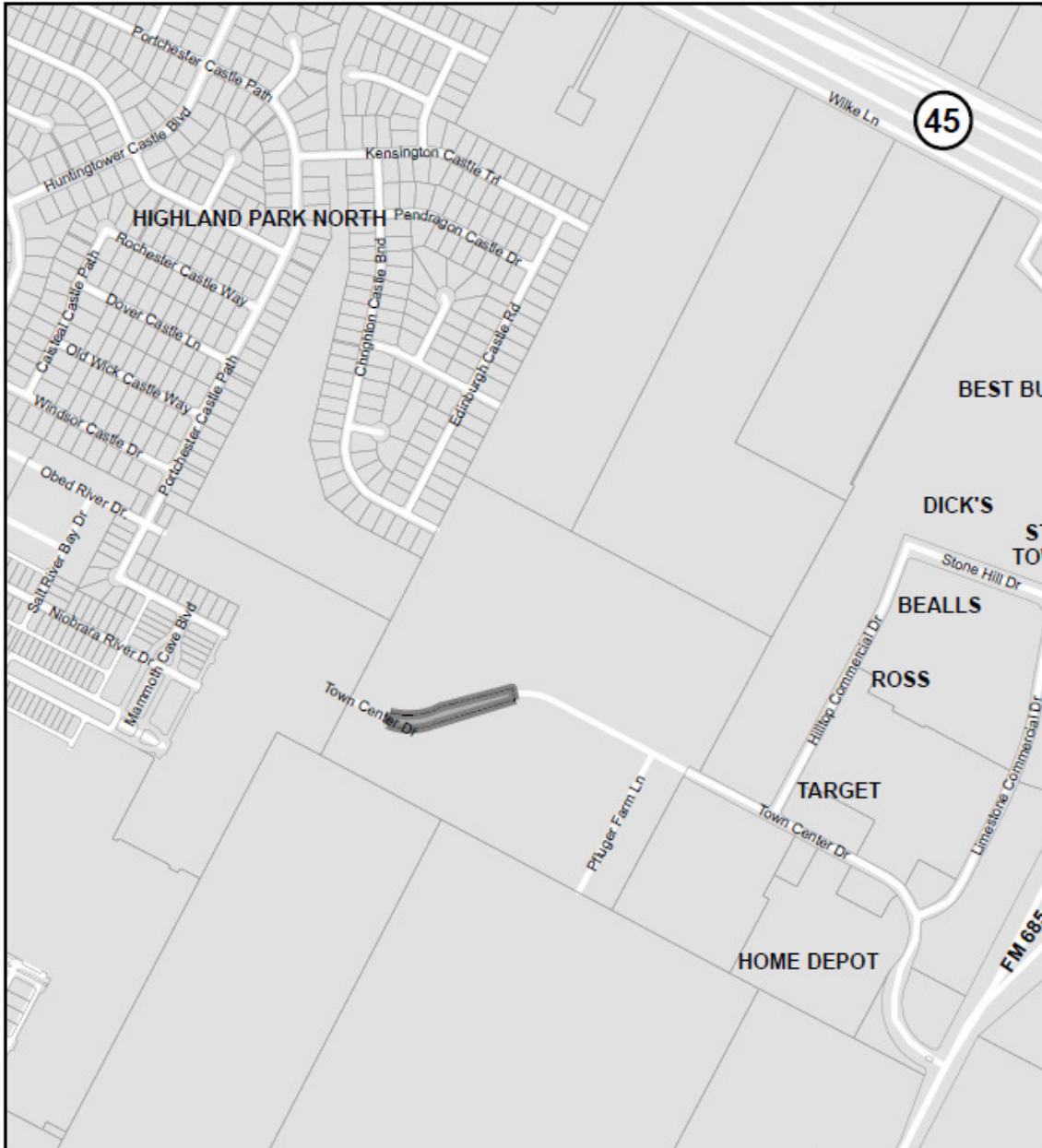
Staff recommends approval of the preliminary plan.




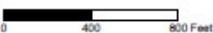



ATTACHMENTS:

- Location Map
- Town Center Drive Extension Preliminary Plan (separate attachment)

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LOCATION MAP:



<p>SHTC - Town Center Dr Extension</p> <p>Case Number: PP1210-02</p> <p>10/30/2012</p>	<p>Legend</p> <ul style="list-style-type: none">  Preliminary Plat  ETJ  City Limits <p> 0 400 800 Feet</p>	<p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax roll information that is certified annually.</small></p> <p></p>	<p>Locator Map</p> 
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