

STAFF REPORT

Planning and Zoning:	11/2/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8378	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP2004-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Wuthrich Hill Farms Section Two, a 48.575-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas. (PP2004-01)

LOCATION: The proposed subdivision is located generally northeast of the Dessau Rd. and Wells Branch Pkwy intersection, along the east side of Dessau Rd.

ZONING: Proposed lots along Dessau Rd. and Wells Branch Pkwy are zoned General Business 1 (GB1), while the internal lots are zoned Multi-Family 20 (MF-20).

ANALYSIS:

The proposed preliminary plan includes eight lots on the 48.575-acre tract of land that is bound by Dessau Rd. to the west and Wells Branch Pkwy to the south. Lot 1, Block C and Lot 3, Block B are located internal to the tract, consist of approximately 32.115 acres, and are planned for approximately 640 multi-family units. The remaining lots located along Dessau and Wells Branch Pkwy are anticipated for future commercial land uses. Floodplain associated with a tributary of Gilleland Creek crosses the southwest portion of Lot 1, Block C in a general northwest to southeast direction.

TRANSPORTATION:

An extension of E. Olympic Dr. is proposed to bisect the multi-family tract in a general east to west direction to provide a connection between the Mountain Creek Estates single family development to the east with Dessau Rd to the west. A six-foot-wide sidewalk will be provided along the south side of Olympic, while a ten-foot-wide sidewalk will be provided along the north side. A ten-foot-wide sidewalk will be provided along the subdivision side of Dessau.

UTILITIES:

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

PARKS AND TREES:

A total of 640 multi-family units are proposed within the development which requires 8.448 acres of land to be dedicated and a development fee of \$317,440. On June 18, 2020, the Parks and Recreation Commission approved a request to provide fee in lieu of the park land dedication requirement in the amount of \$367,994.88. The park development fee will be provided through a mix of improvements related to a trail extension of the decomposed granite trail along the east side of Lot 3, Block B and

STAFF REPORT

expanding the width of the sidewalk along the north side of Olympic from the required six-foot width to ten feet. Trees located on the property are identified in the tree survey. Any tree removal will be in accordance with Subchapter 12, with mitigation provided.

STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, staff recommends approval.




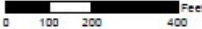



ATTACHMENTS:

- Location Map
- Wuthrich Hill Farms Section Two preliminary plan (separate attachment)

STAFF REPORT

LOCATION MAP:



<p>Wuthrich Hill Farms Sec 2</p> <hr/> <p>Case Number: PP2004-01</p> <hr/> <p>4/6/20</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETJ <p> Feet 0 100 200 400</p>	<p style="text-align: center;"></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 role information that is certified annually.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
---	--	--	--