

FINAL REPORT

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| Planning and Zoning: | 1/6/2014 | Staff Contact: | Jeremy Frazzell, Senior Planner |
| Agenda Item: | 2013-2601 | E-mail: | jeremyf@cityofpflugerville.com |
| Case No. | PP1310-01 | Phone: | 512-990-6300 |

SUBJECT: Approving a Preliminary Plan for Huntington Park; a 10.126 acre tract of land out of the Jacob Casner League Survey No. 9, A-2753, in Pflugerville, Texas

Location: The proposed subdivision is within the City of Pflugerville limits and consists of two, five (5) acre tracts located north of Rowe Lane, between the Rowe Loop intersections.

Zoning: The property is zoned Single Family Urban (SF-U) which allows for a mix of residential land uses with non-residential that serves the immediate neighborhood.

Analysis: The proposed Preliminary Plan establishes Lot 1 as an 8.432-acre residential lot and Lot 2 as a 0.923-acre commercial lot. A residential condominium project is planned for Lot 1, consisting of approximately 128 single-family attached units internally arranged with two private drives accessing Rowe Loop from the east and west. Lot 2 is planned as a commercial land use. The layout of the townhome project and the commercial use including access points and development standards will be reviewed through the site development process.

Open Space: As a single-family residential development planned to consist of 128 residential units, a total of 2.56 acres of public parkland is required. For parkland to be dedicated, it is required to meet the minimum 200-ft width and depth requirements and is preferred to be contiguous to other public parkland when less than five acres in size. The development is limited in developable acreage and is not contiguous to existing public parkland. On November 21, 2013, the Parks and Recreation Commission recommended approval for a fee in lieu in the amount of \$96,000 for the proposed development. The fee in lieu will be provided at time of final plat.

Tree Protection: The site currently contains trees that are identified as protected species. A final layout of the development has not occurred yet, therefore a note was added to the Preliminary Plan identifying trees to be protected or removed will be identified on the site plan with required fiscal security and any mitigation will be provided as required by the Unified Development Code. The note further states heritage trees should be preserved regardless of species type.

Transportation:

Right of way dedication is proposed along the extent of Rowe Lane (25 feet) and Rowe Loop (5 feet on each applicable side). As a condominium project, no additional public streets are required. Internal drives will provide access to the development from Rowe Loop and no access points are proposed at this time off of Rowe Lane.

FINAL REPORT

Water and Sewer:

Manville holds the Certificate of Convenience and Necessity (CCN) in the area and will provide water service to the subdivision. The City of Pflugerville can provide wastewater service to the subdivision through utility extensions.

STAFF RECOMMENDATION:

The subdivision meets the minimum state and local requirements and therefore Staff recommends approval of the Huntington Park Preliminary Plan.

ATTACHMENTS:

- Location Map
- Huntington Park Preliminary Plan (separate attachment)

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LOCATION MAP:

