

STAFF REPORT

Planning & Zoning:	3/6/2017	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-4989	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	FP1611-06	Phone:	512-990-6300

SUBJECT: Approving a final plat for Heritage Lakes at Pflugerville, consisting of two tracts totaling approximately 31.44 acres out of the Edward Flint Survey No. 11, Abstract Nos. 11 and 277, located generally southwest of the Weiss Ln and Kelly Ln intersection in Pflugerville, Travis County, Texas. (FP1611-06)

LOCATION: The property is located along the south side of Kelly Ln, generally southwest of the Kelly Ln and Weiss Ln intersection.

ZONING: The property was recently rezoned from Agriculture/Conservation (A) to Retail (R) district (Ordinance No. 1238-15-11-24). Within the Retail district low to medium density residential uses through a condominium or townhome development can be considered, while also offering opportunities for non-residential development that serves the immediate neighborhoods.

REQUEST:

A final plat consisting of 1 lot, and a public street was approved by the Planning and Zoning Commission on October 3, 2016 with the understanding that future divisions were anticipated once the development was further refined. Following approval of the 1 lot plat, construction plans were approved for the street and public infrastructure needed to serve the development. Construction is currently underway and the approved final plat has not been recorded yet. The property owner has rearranged land uses and refined the proposed footprints of the future development, and is now proposing to further divide the property into a similar lot configuration as proposed within the approved preliminary plan. The property is still under one ownership and will be developed as a cohesive condominium development, providing multiple medical and retail services as well as living environments tailored toward seniors.

The proposed final plat divides the property into a total of 7 lots vs. 8 lots as depicted in the approved preliminary plan. With exception of Lot 3, all of the lots have been adjusted in acreage to accommodate the future planned development. As an example, the proposed Lot 5 was originally planned for senior cottages, however those have now been moved to the current Lot 4, resulting in adjustments to the acreage of each lot. The proposed Lot 7 was approved in the preliminary plan with 5.9 acres and has been increased to 10 acres labeled now as Lot 8, and will retain the anticipated land use of independent living units.

Multiple wet ponds (maintained surface pond elevation) are proposed to address the subdivision's drainage and stormwater, as well as enhance the aesthetics of the development. The ponds are located in drainage easements that will be privately maintained by a property owner's association.

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A Letter of Map Revision (LOMR) was approved by the Federal Emergency Management Agency (FEMA) on November 21, 2016, in order to revise the 100-year floodplain located along the southern extent of the subdivision. The current floodplain is contained within the public drainage easement depicted on the plat.

Trees on the property are within the southern portion of the property, and located within the existing floodplain. The trees will be protected.

TRANSPORTATION:

No adjustments to the right of way have been proposed with this final plat. Access into the subdivision will continue to be through the collector level public street (60-ft right of way) proposed to intersect with Kelly Ln and terminate at the south end of the property in a cul-de-sac. Joint use driveway easements are proposed at the west and east ends of the development in order to account for driveway spacing and provide connections to adjacent tracts. A six-foot wide sidewalk will be constructed along both sides of the new street, and along the subdivision side of Kelly Ln.

As noted on the preliminary plan, current assumptions for land uses indicate a Traffic Impact Analysis (TIA) is not required at this time. As individual uses are finalized, an update to the assumptions may be required and subsequently result in a cumulative trip generation that warrants further analysis or a TIA in the future.

UTILITIES:

The subdivision is located within Manville Water Corporation Certificate of Convenience and Necessity (CCN) for water and the City of Pflugerville for wastewater. Retail water and wastewater service for the development will be provided by both CCN holders.

PARKS MASTER PLAN:

According to Goal 1 of the Parks Master Plan: *“Pflugerville will have a hierarchy of parks that form a complete system in order to serve the recreational needs of all residents, employees, and visitors to Pflugerville; provide desired recreational facilities near the people that will use them; and maintain the competitive edge the city enjoys due to its park network”*. Policies included within the goal encourage:

1. An increase in the amount of parks and facilities to continue the present and future needs;
2. Locating parks and open space facilities so that residents are within a five-minute walking distance of one or more parks or open space facilities; and
3. Proactively solicit partnerships and coordinate the provision of parks and recreational programs with other governmental bodies, community organizations, and private entities.

PROVIDED PARKS:

Approximately 52 senior cottages and 90 independent living units were anticipated in the development with the preliminary plan. As noted within the parkland summary on the preliminary plan, the required parkland for both types of residential developments is 2.2 acres of land and a park development fee of \$83,380. As the residential component is further defined, the parkland dedication and development fee may adjust based on the total unit count, and will be addressed with the associated site development plan.

With less than 3 acres required, the Parks and Recreation Director is authorized to accept fee in lieu and allow for development fee credits to be issued towards private park areas. Approximately 1.38 acres of

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parkland area above floodplain, and 1.81 acres of floodplain is proposed to be dedicated as parkland (50% creditable), providing a total of 2.28 acres of land proposed to be dedicated towards parkland. Private amenities will be provided throughout the development to enhance the park areas and cater to the senior population. Any allowable credits toward the development fee will be issued with site development.

The open space proposed to be dedicated as parkland with anticipated private amenities throughout the Heritage Lakes development, as well as the proximity to parkland dedicated in the Villages of Hidden Lake adjacent to the development, ensures the overall development is consistent with Goal 1 of the Parks Master Plan and its associated policies.

STAFF RECOMMENDATION:

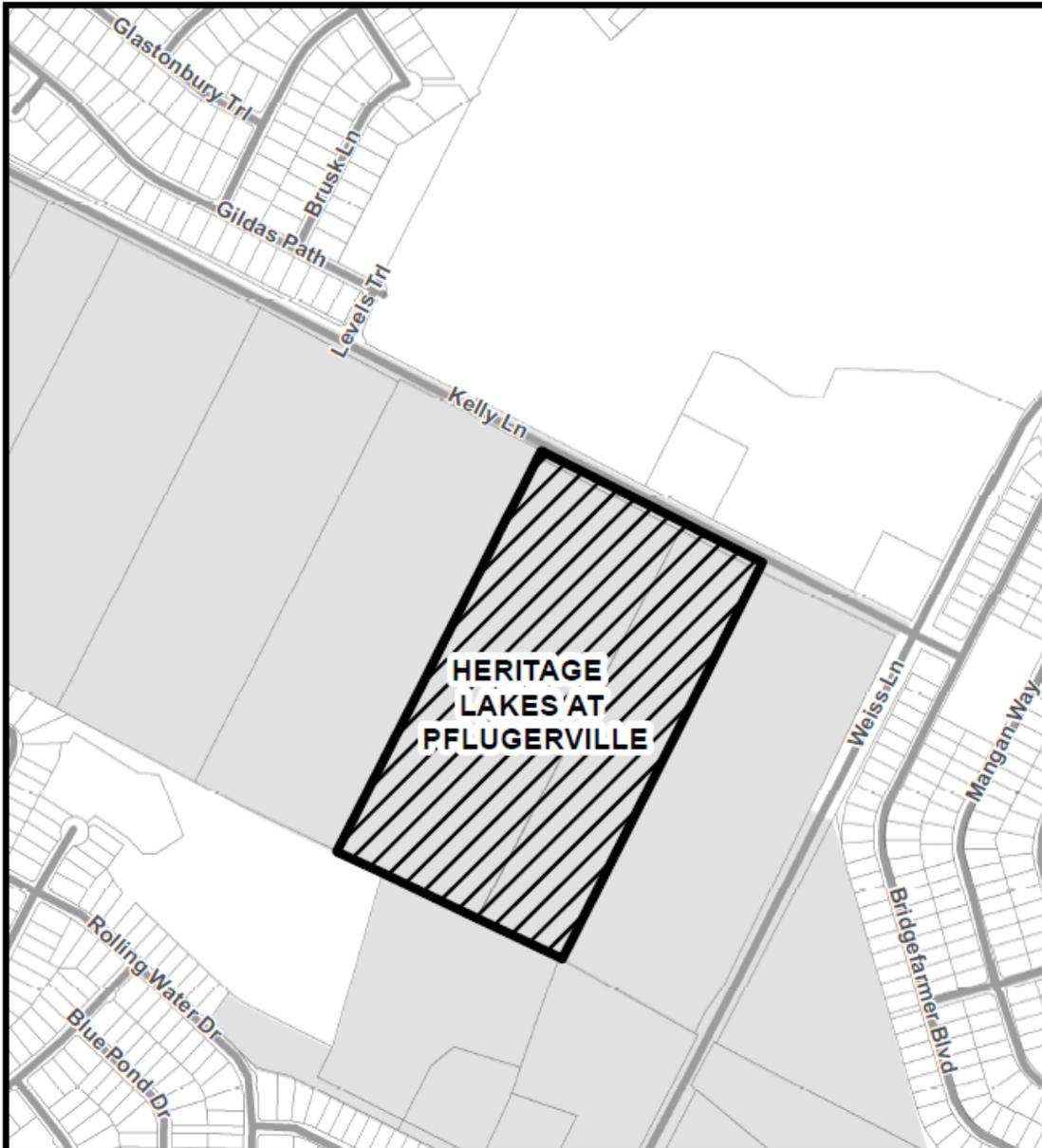
The final plat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

- Location Map
- Existing Parks Map
- Heritage Lakes at Pflugerville Final Plat (separate attachment)

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LOCATION MAP:



<p>Heritage Lakes at Pflugerville</p> <hr/> <p>Case Number: FP1611-06</p> <hr/> <p>11/28/2016</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p></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> 
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EXISTING PARK MAP:

