

FINAL REPORT

Planning & Zoning:	11/4/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-2371	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	FP1304-03	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Lot 3, Block A of the Pfairway Office Park, a 14.473 acre lot out of the William Barker Survey No. 74, into 72 separate lots to establish a residential subdivision to be known as Pfairway Park. (FP1304-03)

LOCATION:

The property is a 14.5-acre lot in the northwest portion of the city, east of A.W. Grimes Blvd behind a small office park and west of Schultz Ln, behind the Pflugerville Heights residential subdivision.

ZONING:

The property was recently rezoned from Agriculture/Conservation (A) to the Pfairway Park Alternative Land Use Regulation (ALUR). The approved ALUR permits a 69 lot single-family, infill development with a blend of design requirements established for the Single Family Suburban (SF-S) and Single Family Urban (SF-U) zoning districts. The Single Family Suburban (SF-S) district will be used as a base zoning district for land uses with modified bulk and design standards.

Adjacent	Base Zoning District	Existing Land Use
North	NA – Round Rock ETJ	Unimproved agricultural land, apartments
South	GB1 and LI	Office park and unimproved land
East	SF-S	Single family neighborhood
West	NA – Round Rock ETJ	Industrial container storage

BACKGROUND:

The proposed Replat is for Lot 3, Block A of the Pfairway Office Park subdivision which was originally platted in 2005. Lot 3 is located behind Lots 1 and 2, which have direct frontage along A.W. Grimes Blvd. Lot 3 was originally intended to be developed into a small golf course behind the office park on Lot 1 and connected to a neighboring golf driving range in Round Rock’s ETJ. As part of the original subdivision platting process, a variance was granted by the City Council to allow the platting of Lot 3 without public street frontage, provided a 12-ft wide paved access was constructed to connect Lots 1 and 2 with Lot 3. A 50-ft wide access easement was established with the final plat and the paved access was established with the first phase of the office park. Neighboring the subdivision to the east is the Pflugerville Heights residential subdivision containing a local street, Violet Blue Drive, which stubs into the property and will be extended into the proposed subdivision.

The proposed Replat is consistent with the Pfairway Park Preliminary Plan and ALUR Regulating Plan (Ordinance No. 1138-13-04-09) and contains 69 single family detached residential lots, 2 private open space/landscape lots and a detention lot. As permitted in the Pfairway Park Development Code, the single family lots have a minimum

lot width of 40 feet (32 feet if cul-de-sac lots), minimum lot depth of 115 feet and minimum lot area of 5,000 square feet. The landscape lots and detention lot will be owned and maintained by the HOA.

COMPREHENSIVE PLAN:

The Land Use Plan identifies this area to have low to medium density residential, with up to 6 units per acre. The proposed single family development has a density of approximately 4.9 units per acre. According to Goal 1 of the Land Use and Development Character chapter, “The supply, location, and type of housing will be diverse in order to meet the projected needs of the Pflugerville community in 2030, create a balanced community, and ensure residents have housing options for all phase of their lives”. The proposed development is consistent with the Comprehensive Plan.

TRANSPORTATION:

The proposed development will obtain access from Violet Blue Drive in the Pflugerville Heights subdivision and through a public access easement between Lot 1 and Lot 2, established through a subdivision variance with the Pfairway Office Park final plat. The number of single-family lots does not meet the minimum threshold to require a Transportation Impact Analysis.



WATER AND WASTEWATER:

The proposed subdivision is within the City of Pflugerville Certificate of Convenience and Necessity (CCN) for water service and Windermere Utility for wastewater service. A wholesale wastewater agreement between the City of Pflugerville and Windermere Utilities was established in 2005 and recently amended to provide for additional Land Use Equivalent's (LUE) for wastewater service to the subject site and surrounding property.

PARKS:

The development requires 1.38 acres of public parkland. The Parks and Recreation Commission considered the development on February 21, 2013 and recommended approval of a \$51,750 fee in lieu of public parkland for the proposed development. Fee in lieu was provided with the Replat application.

According to the ALUR, the detention lot is proposed to be designed to include a covered pavilion, seating, landscaping and play elements that will be owned and maintained by the HOA. In addition, 2 corner lots totaling .15 acres are proposed as open space with landscaping, trees and benches for the residents. All non-residential lots will be owned and maintained by an HOA.

STAFF RECOMMENDATION:

The proposed subdivision meets minimum state and local requirements therefore staff recommends approval of the Replat of Lot 3, Block A, Pfairway Office Park to establish a residential subdivision to be known as Pfairway Park.

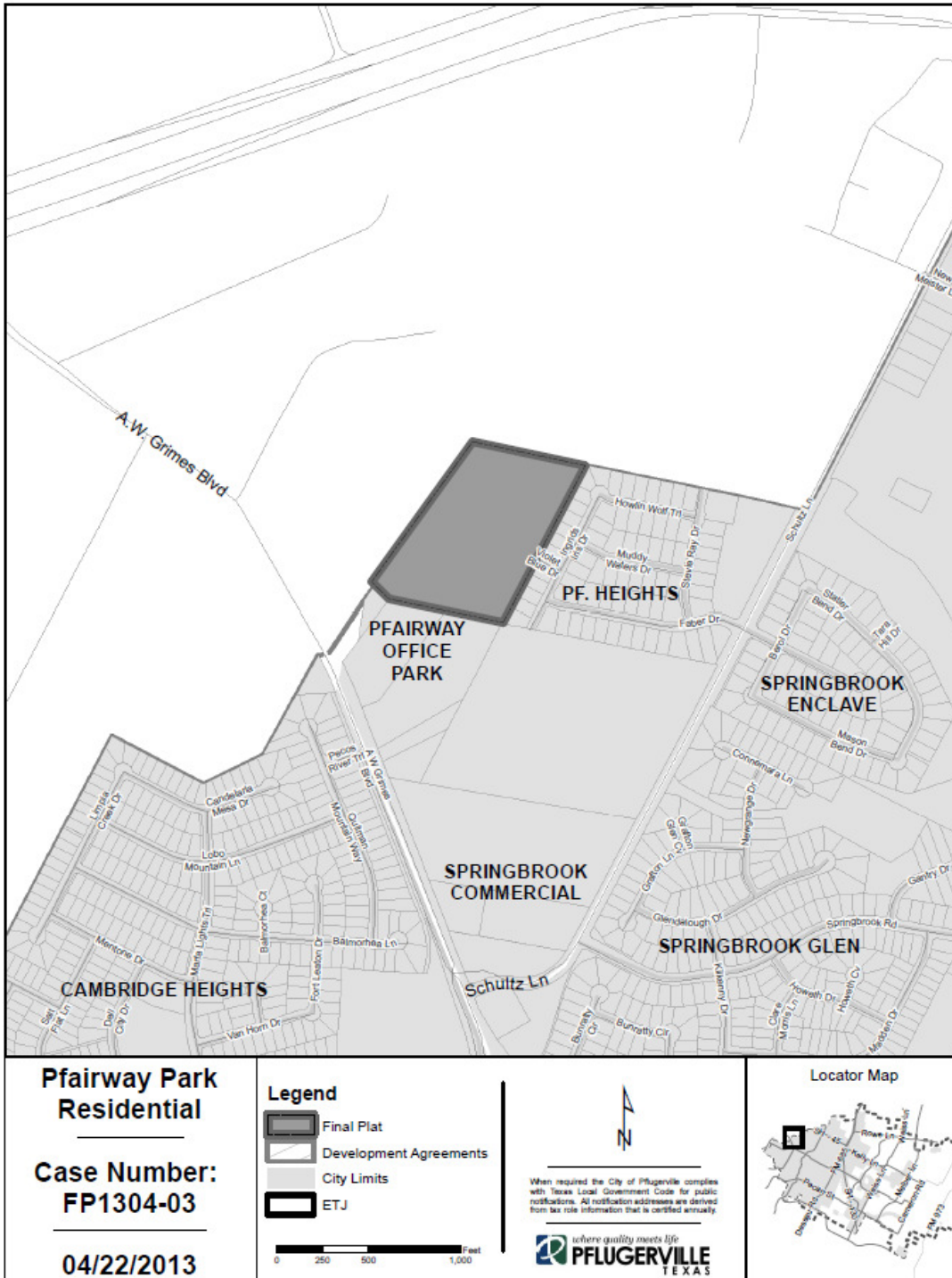
NOTIFICATION:

Newspaper Notification was published on October 17, 2013 and signs were posted as required.

ATTACHMENTS:

- Location Map
- Pfairway Office Park Subdivision Plat (original subdivision)
- Replat Lot 3, Block A of the Pfairway Office Park (separate attachment)

LOCATION MAP:



**Pfairway Park
 Residential**

**Case Number:
 FP1304-03**

04/22/2013

Legend

- Final Plat
- Development Agreements
- City Limits
- ETJ

0 250 500 1,000 Feet



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.

Locator Map



ORIGINAL SUBDIVISION PLAT:

