

STAFF REPORT

Planning and Zoning:	12/7/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Dir.
Agenda Item:	2017-6277	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP2008-03	Phone:	512-990-6300

SUBJECT: Statutorily denying a Preliminary Plan for The Commons at Heatherwilde, consisting of approximately 45.76-acres of land out of the John Van Winkle Stuart Survey, Abstract No. 786 and the Alexander Walters Survey No. 67, Abstract 791 in Travis County, Pflugerville, Texas.

LOCATION:

The proposed subdivision is located generally southwest of the S. Heatherwilde Blvd and W. Pecan Street (FM 1825) intersection. The property includes a 7.279-acre tract of land located along the west side of Heatherwilde Blvd, generally between Old Austin Pflugerville Road and Heatherwilde Blvd, and a 38.465-acre tract of land located generally north and west of Old Austin Pflugerville Road, south of Pecan Street (FM 1825).

ZONING:

The property is zoned as Planned Unit Development (PUD) district and known as The Commons at Heatherwilde and Pecan Planned Unit Development (PUD), approved in Ordinance No. 1280-16-08-23. The PUD allows for a mixture of commercial and residential land uses in a dense, vertical mixed-use type environment. A recent PUD amendment was approved administratively to allow for adjustments to the layout and confirmation on the proposed land uses per the original allowances.

ANALYSIS:

The proposed preliminary plan will modify the public road alignment and lot configurations and otherwise reinstate the preliminary plan that was approved in 2017. The preliminary includes two overall separate tracts of land. The first is an approximate 7-acre tract located between Heatherwilde Blvd and Old Austin Pflugerville Rd. That tract has been previously included in a subdivision plat and is described as Lot 5, Block A of the Wells Point Commercial subdivision. The second overall tract is a triangular shaped property consisting of approximately 38 acres between Old Austin Pflugerville Rd and Pecan Street (FM 1825), and includes the north/south extent of Old Austin Pflugerville Rd.

The PUD established a conceptual layout which identified the overall configuration of the property into small blocks established through a network of both private and public streets. The proposed preliminary plan retains the vision established in the PUD by establishing 5 overall lots generally separated through an east/west public street. A total of 6 phases are proposed.

TRANSPORTATION:

Within the development, Ingenuity Avenue, a collector level public street is proposed to bisect the 38-acre and 7-acre tracts in a general east/west direction starting in the northwestern portion of the

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property at Pecan St and terminating at S. Heatherwilde Blvd. The proposed alignment of the road is a slight modification from the previous alignment which connected to Old Austin Pflugerville Rd instead of Pecan St. Additional private streets will be provided throughout the development to create additional connectivity and to reduce the block lengths. Cross sections for each of the streets were included in the approved PUD ordinance and no changes to those cross sections have been proposed within the preliminary plan.

A TIA for the parent tract was provided with the previously preliminary plan and is being updated to address the proposed modifications. The original TIA identified transportation improvements and included the developer's pro-rata share toward new traffic signals, signal timing of existing signals, turn lane improvements, and timing for pro-rata share at each phase of the development. TxDOT, City of Austin, and City of Pflugerville approved the original TIA. TxDOT approval will be required for the proposed street connections to Pecan St.

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, including off-site extensions have been included in the preliminary plan.

PARKS:

Parkland was reviewed and approved in June 2016 by the Parks and Recreation Commission during the PUD ordinance consideration. As noted in the ordinance, parkland within the development will consist primarily of urban streetscape improvements consisting of sidewalks and pocket open spaces with improvements intended to create civic spaces. In total a minimum of 10.77 acres of land is to be established through 7 acres of open space, 2.94 acres of sidewalks, and 0.83 acres of "paseos" (gathering areas between buildings). Multi-use drainage facilities that are designed with amenities may be considered in the calculation for the open space area. All areas will be dedicated for the use by the public through access easements and will be maintained privately by the master property owner's association. As noted in the PUD ordinance, the deficit in required land dedication based on anticipated residential units will be provided through a fee in lieu which will be combined with the development fee and applied toward on-site improvements that will be publicly accessible. Civic space improvements will be further defined with each site plan and approved for conformance by the Parks and Recreation Director.

STAFF RECOMMENDATION:

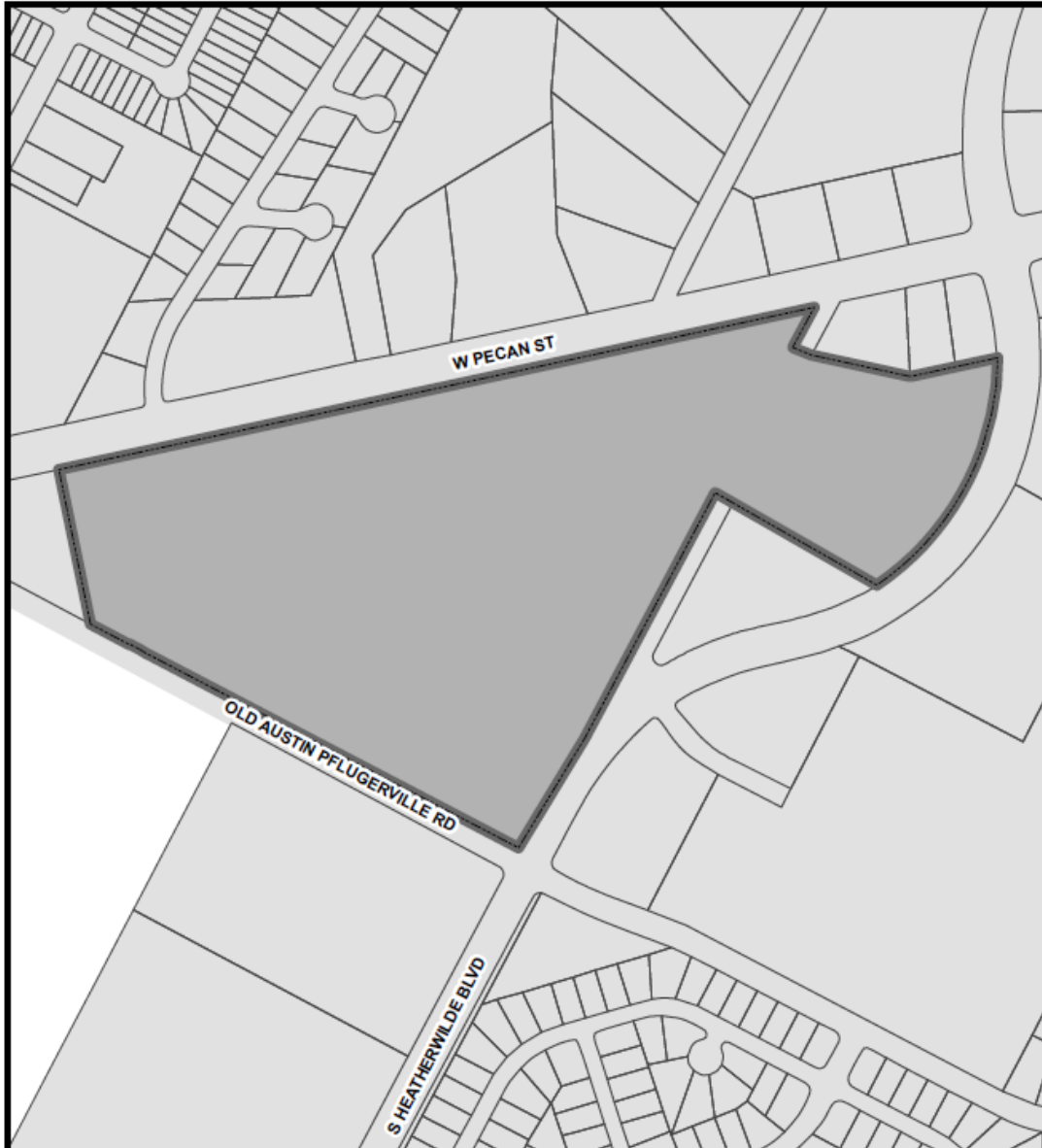
The proposed subdivision requires adjustment and therefore staff recommends statutorily denying The Commons at Heatherwilde Preliminary Plan.




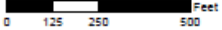



ATTACHMENTS:

- Location Map

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LOCATION MAP:



<p>The Commons at Heatherwilde</p> <hr/> <p>Case Number: PP2008-03</p> <hr/> <p>8/24/20</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p> Feet</p>	<p style="text-align: center;"></p> <p style="font-size: small; text-align: center;">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.</p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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