

**STAFF REPORT**

<b>Planning and Zoning:</b>	3/2/2015	<b>Staff Contact:</b>	Charles Chuck Foster Jr, Planner I
<b>Agenda Item:</b>	2015-3671	<b>E-mail:</b>	chuckf@pflugervilletx.gov
<b>Case No.</b>	PP1410-01	<b>Phone:</b>	512-990-6303

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**SUBJECT:** Consider a Preliminary Plat for Walden Square, 3 tracts of land totaling 14.18 acres out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas. (PP1410-01)

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**LOCATION:**

The subject property is located east of Rocky Creek Dr and south of Pfennig Lane.

**ZONING:**

The subject property is within the City of Pflugerville limits and has a zoning of Suburban Level Three (CL3).

**ANALYSIS:**

The proposed preliminary plan is comprised of 3 tracts totaling 14.18 acres and will establish sixty nine (69) single family lots located south of Pfennig Lane and just east of Rocky Creek Dr. The average lot size is 5,000 square feet in size and meets all requirements.

Approval by the administration has been granted for the site to meet the requirement of Subchapter 15 (X) (3) (t) that "residential subdivisions shall have at least one street stubbed out into every adjacent property which has not been subdivided and is not recorded in County records, unless determined otherwise by the Administrator." The lot in question is noted on the preliminary plat as 0.81 acres owned by Jill Collins and Jonea Raney, Document number 2007190869. A connection through this lot would be a detriment to the 0.81 acre lot as the roadway would bisect the property and create very shallow lots. The 0.81 acre property is served with a 30 foot public access easement located along the eastern lot line that will continue to serve as access to the tract.

Compliance with Subchapter 15 (x) (3) (t) would result in an unnecessary hardship of the proposed plan and future development of the tract. The request for a variance will not contradict the welfare of the general public.

**TRANSPORTATION:**

The proposed development will obtain access from Pfennig lane to the approved local roadway Henry David Dr into the proposed development. Bear Peak Lane, an approved local street will provide future traffic access to and from the 30' public access easement located along the eastern lot line. Lastly, a stub is provided for future access from the approved local street Golden Barley Dr to the Warren Richter tract and from the approved local street Summer Pond Lane to the Franklin Stiba and Linda Munk tracts.

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**UTILITIES:**

Water and wastewater will be provided by the City of Pflugerville.

**PARKS:**

The development will contain 69 single-family lots, which will require 1.38 acres of public parkland.

Fee in lieu in the amount of \$51,750 for the 1.38 acres of required public parkland was approved by the Parks and Recreation Commission on February 19, 2015.

**STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum state and local requirements and staff recommends approval of the Walden Square Preliminary Plan.

**ATTACHMENTS:**

- Location Map
- Walden Square Preliminary Plan (separate attachment)

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**LOCATION MAP:**



**Walden Square**

**Case Number:  
 PP1410-01**

**10/06/2014**

**Legend**

-  Subject Property
-  ETJ
-  City Limits

0 200 400 800 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**

