

STAFF REPORT

Planning and Zoning:	12/7/2015	Staff Contact:	Erin Sellers, Planner II
Agenda Item:	2015-4500	E-mail:	erins@pflugervilletx.gov
Case No.	FP1504-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Swenson Farms Phase I; a 21.626 acre tract of land out of the H.W. Farley Survey No. 4, Abstract No. 288, the Garcia Montez and Duran Survey No. 94, Abstract 2146, and the John Van Winkle Survey No. 14, Abstract 786, in Pflugerville, Travis County Texas. (FP1504-02)

LOCATION:

The proposed subdivision is generally located along the west side of Swenson Farms Blvd, just south of the intersection of W. Pfennig Ln. and Swenson Farms Blvd.

ZONING:

The subject property is zoned Multi-Family-20 (MF-20) allowing for up to 20 residential units per acre.

SITE ANALYSIS:

The plat proposes one residential lot. The site is situated partially within 100-year floodplain. The existing trees on site are mostly Hackberry trees. If mitigation for the removal of trees on site is required, it will be reviewed during site development.

TRANSPORTATION:

The lot fronts on Swenson Farms Boulevard. The Applicant has submitted a site development plan for 82 single-family residential condos. A Transportation Impact Analysis (TIA) was not required at the time of site development, since the proposed development is not expected to generate 2,000 or greater vehicle trips on the peak day, according to the latest edition of the Institute of Transportation Engineer's Trip Generation.

UTILITIES:

The site is within the City of Pflugerville water and wastewater Certificate of Convenience and Necessity (CCN). The lot already has access to water and wastewater service through existing infrastructure along Swenson Farms Boulevard.

PARKS:

The parkland dedication and park development fee requirements are provided in the table on the next page. Since the total required acreage for parkland does not equal three acres or more, alternative compliance, in form of fee in-lieu, is requested. Per Section 14.5.2 (C) of the Unified Development Code, if the proposed development does not contain [a substantial portion of] 100-year floodplain, and is located within a quarter-mile radius of existing community level public parkland totaling five (5) contiguous acres or more, a full payment of fee in-lieu of public parkland may be required.

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Parkland Requirements	# of Units	Acres of Parkland Required	Fee In-Lieu of Parkland (\$43,560 per Acre)	Park Development Fee (\$745 per Unit)	Total Fee In-Lieu
Swenson Farms Ph I	82	1.6 Acres	\$69,696	\$61,090	\$130,786

The Applicant is seeking up to 100% credit for the construction of private amenities on site which is anticipated to be constructed with site development. This City has received fiscal in the amount of \$130,786. However, prior to site plan approval the City will require a payment of \$69,696 for fee in-lieu of parkland. If the private amenities do not amount to \$61,090, then the balance would need to be paid to the City.

STAFF RECOMMENDATION:

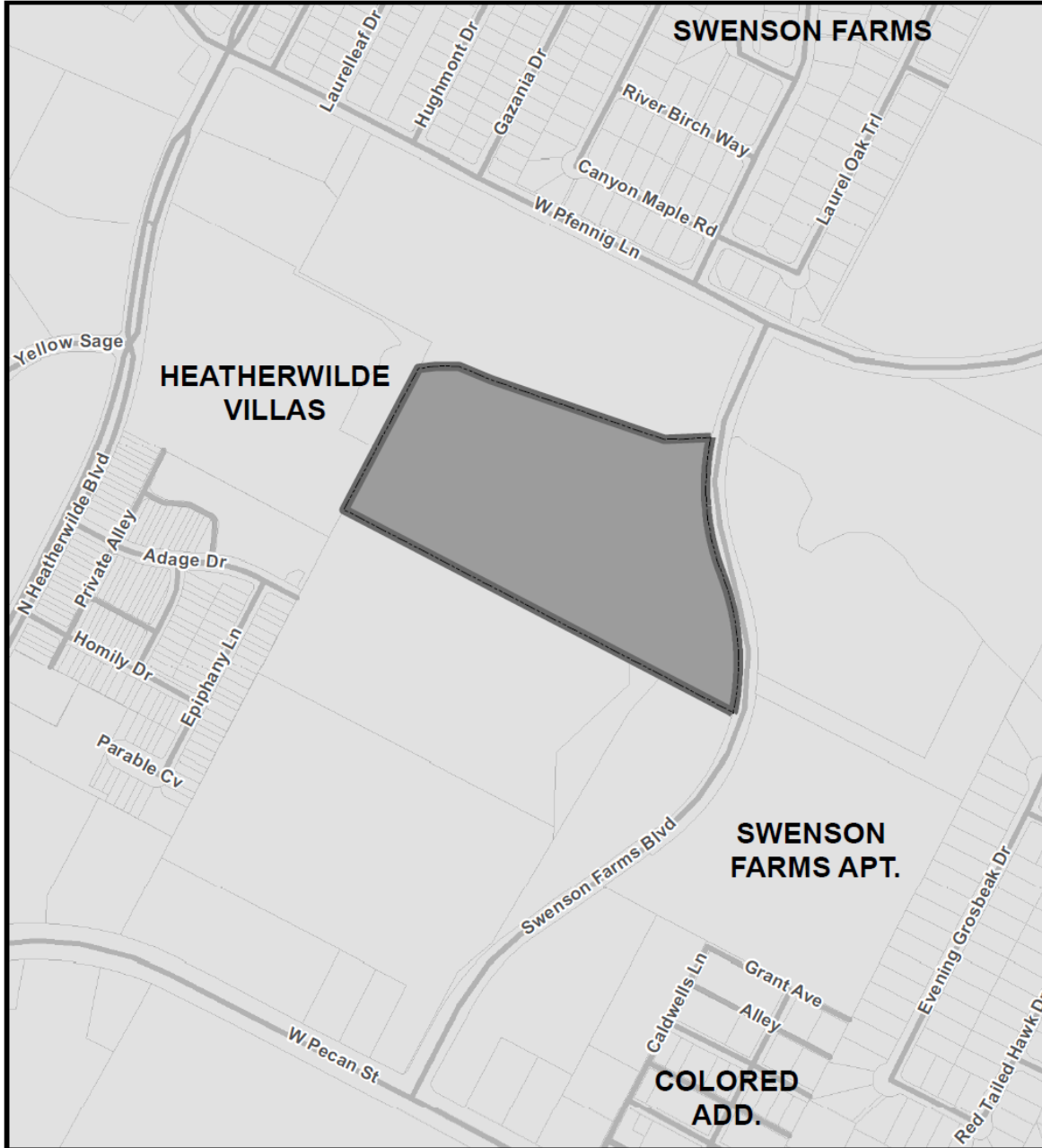
The proposed subdivision meets all state and local requirements for a Final Plat; therefore Staff recommends approval of the Swenson Farms Phase I Final Plat.




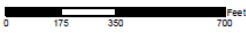

ATTACHMENTS:

- Location Map
- Swenson Farms Phase I Final Plat (separate attachment)

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LOCATION MAP:



<p>Swenson Farms Ph 1</p> <hr/> <p>Case Number: FP1504-02</p> <hr/> <p>4/13/2015</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETJ <p></p>	<p></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><i>where quality meets life</i> PFLUGERVILLE TEXAS</p>	<p>Locator Map</p>
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