

STAFF REPORT

Planning and Zoning:	10/5/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4301	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1504-05	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Wuthrich Hill Farms Section Two A, a 28.083-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas.

LOCATION:

The proposed subdivision is located generally northeast of the Dessau Rd. and Wells Branch Pkwy intersection, along the east side of Dessau Rd.

ZONING:

The proposed lots are zoned Multi-Family 20 (MF-20).

ANALYSIS:

The proposed final plat includes two lots and an extension of E. Olympic Dr. The street extension will bisect the tract in a general east to west direction to provide a connection between the Mountain Creek Estates single family development to the east with Dessau Rd. to the west. The two lots are planned to be developed into an innovative multi-family project that will contain a traditional multi-family structure (flats) near Dessau Rd., and a mix of single-family attached (townhomes) and detached structures (bungalows) on Lot 1, Block C. Lot 5, Block B is expected to only consist of the single-family attached and detached structures.

TRANSPORTATION:

The extension of E. Olympic Drive will provide the access to the two lots. A TIA was provided with the preliminary plan and included improvements that will be implemented with the construction plans, or as warranted. Pedestrian connectivity will be achieved through the construction of sidewalks which will be required along the extent of Dessau Rd., both sides of E. Olympic Dr., and both sides of any internal private drive that will be constructed in the future. The sidewalk along Dessau Rd. will be a continuation of the 10-ft trail to provide a connection between the Wells Branch Pkwy trail and the Gilleland Creek trail. A minimum 6-ft sidewalk will be required along all other public streets and main drive aisles. Sidewalk will be constructed with the corresponding public infrastructure or individual site development, whichever occurs first.

WATER AND WASTEWATER:

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

PARKS:

Parkland dedication and trails were discussed with the Parks and Recreation Commission on August 21, 2014. Based on an anticipated 284 multi-family unit development, 5.68 acres of parkland or a fee in lieu

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of \$71,000 would be required. The applicant proposed to construct approximately 5,000 feet of a 10-ft wide decomposed granite trail along the perimeter of Lot 1, Block C and Lot 5, Block B to provide a continuation of the existing “Cambridge Estates Connector” trail (a granite trail connecting Oxford Dr. to Stansted Manor Dr.). In addition, the developer intends to establish three small playscapes that will remain private. The trail will be constructed within a public access easement, but will be privately maintained. The Parks and Recreation Commission found that the trail “will not only affect the new development, but will also impact surrounding areas in terms of connectivity throughout the City” and the proposal was approved. The hike and bike trail will be required to be constructed prior to issuance of Certificate of Occupancy for Lot 1, Block C and Lot 5, Block B as noted on the Preliminary Plan.

TREES:

Existing trees will be protected or mitigated for in accordance with Subchapter 12 of the Unified Development Code, as applicable.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Wuthrich Hill Farms Section Two A Final Plat.

ATTACHMENTS:

- Location Map
- Wuthrich Hill Farms Section Two A Final Plat (separate attachment)

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LOCATION MAP:

