

STAFF REPORT

Planning and Zoning:	7/20/2015	Staff Contact:	Erin Sellers, Planner II
Agenda Item:	2015-4091	E-mail:	erins@pflugervilletx.gov
Case No.	FP1504-03	Phone:	512-990-6300

SUBJECT: Approving a Replat of Swenson Farms Phase II; a 15.48 acre tract of land out of the H.W. Farley Survey No. 4, Abstract No. 288, and out of the Garcia Montez and Duran Survey No. 94, Abstract 2146, in Pflugerville, Travis County Texas. (FP1504-03)

LOCATION:

The proposed subdivision is generally located along the east 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 replat proposes two residential lots. 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:

Both lots have frontage on Swenson Farms Boulevard. The Applicant has submitted a site development plan for 54 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). An approved construction plan and all necessary utility extensions will be provided prior to the recordation of the replat, unless the necessary fiscal has been posted.

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.

STAFF REPORT

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
Replat Swenson Farms Ph 2	54	1.1 Acres	\$47,916	\$40,230	\$88,146

The Applicant is seeking credit for the construction of a trail connection to an existing trail to the east. At the time of this report, the City had not received cost estimates for the trail connection. Therefore, before the plat can be recorded, the City must receive a check and/or bond totaling \$88,146.

NOTIFICATION:

Notification was provided for the proposed Replat in accordance with the Texas Local Government Code.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Replat of Swenson Farms Phase II (separate attachment)

STAFF REPORT

LOCATION MAP:

