

STAFF REPORT

Planning and Zoning:	4/6/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-3827	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1407-03	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Wuthrich Hill Farms Section Two, a 48.585-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:

Proposed lots along Dessau Rd. and Wells Branch Pkwy are zoned General Business 1 (GB1), while the internal lots are zoned Multi-Family 20 (MF-20). Phase 1 of the proposed preliminary plan is anticipated to have a multi-family type land use while Phases 2 and 3 are anticipated with commercial land uses.

ANALYSIS:

The proposed preliminary plan includes nine lots on the 48.585-acre tract of land that is bound by Dessau Rd. to the west and Wells Branch Pkwy to the south. An extension of E. Olympic Dr. is proposed to 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. Floodplain associated with a tributary of Gilleland Creek crosses the southwest portion of the tract in a general northwest to southeast direction. A Conditional Letter of Map Revision was approved to adjust the floodplain and the developed conditions are proposed to be contained within Lot 5, Block C.

The proposed preliminary plan is divided into three phases, with the first phase proposed in the central portion of the tract. Phase 1 proposes two lots separated by the extension of E. Olympic Dr. Phase 1 includes the lots zoned MF-20 and 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. Lots within Phases 2 and 3 are zoned General Business 1 (GB1) and are expected to be developed as traditional retail or office.

TRANSPORTATION:

A TIA was provided with the preliminary plan. Improvements recommended in the TIA included a right turn lane on Dessau Rd at Olympic Dr., conduit to be installed at Olympic Dr. for a future traffic signal when warranted, and dual lefts to be constructed at Pecan St. and Dessau Rd. to address high volume of left turning vehicles.

STAFF REPORT

Dessau Rd. and Wells Branch Pkwy are four lane, median divided boundary streets with access controlled by the City of Pflugerville. Future driveways from the pad sites in Phases 2 and 3 will be subject to driveway spacing requirements and joint access easements will be encouraged through final plats and site development. At this time no median breaks are proposed and further studies will be required if breaks are proposed. Several main entrance drives are expected off of the E. Olympic Dr. extension to serve the multi-family development. The main entrance drives are expected to have a visual appearance of public streets. Individual drives from individual units onto E. Olympic Dr. are not expected.

Pedestrian connectivity will be achieved through the construction of sidewalks which will be required along the full extent of Dessau Rd., Wells Branch Pkwy, both sides of E. Olympic Dr., and both sides of any internal private drive that is constructed. 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 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 in accordance with Subchapter 12 of the Unified Development Code.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Wuthrich Hill Farms Section Two Preliminary Plan.

ATTACHMENTS:

- Location Map
- Wuthrich Hill Farms Section Two Preliminary Plan (separate attachment)

STAFF REPORT

LOCATION MAP:

