

STAFF REPORT

Planning and Zoning:	5/1/2023	Staff Contact:	Samantha Fleischman
Agenda Item:	2023-0401	E-mail:	samanthaf@pflugervilletx.gov
Case No.	2022-15-PP	Phone:	512-990-6323

SUBJECT: Approving a revised Preliminary Plan for Lifestyle Communities Phases 2 through 5; consisting of an approximately 36.875-acre tract of land situated in the Thomas G Stuart Survey Abstract No. 689, Travis County, Texas; (2022-15-PP).

LOCATION:

The subject property is located generally southwest of the SH130 and SH45 intersection, west of the Stone Hill Town Center shopping center.

ZONING:

The property is zoned Corridor Urban Level 5 (CL5) district.

ANALYSIS:

The proposed preliminary plan revision divides the approximate 36.967-acre tract into four (4) new lots for purposes of establishing an opportunity for new development. The preliminary plan includes four (4) phases and connects with the previously approved phase 1 located on the southern portion of the site. Phase 2 proposes 396 units of multifamily residential with an additional sum of 245 units of multifamily residential proposed for future phases 3-5. The preliminary plan establishes a minimum density of 15 units per acre for multifamily residential. The zoning of the property also allows for a variety of non-residential development.

TRANSPORTATION:

An extension of Pfluger Farm Lane from the south boundary of the tract to the SH 45 frontage road and the eastward extension of Abbeyglen Castle Drive have been included with the preliminary plan. No right of way dedication was required along the SH 45 frontage road. A TIA was provided, and improvements were identified for the area. The developer's pro-rata shares and timing for payment at final plat as established in the TIA has been noted on the preliminary plan.

UTILITIES:

The property is located within the City of Pflugerville wastewater certificate of convenience and necessity (CCN), and wastewater service will be provided by the City of Pflugerville.

PARKLAND:

The Parks and Recreation Commission approved a request for fee in lieu associated with a 1,050-unit multi-family development, encompassing phases 1-5, on April 18, 2019. Payment for fee in lieu and a bond for the development fee will be provided for the respective number of units per final plat. The development fee bond will be released once approved amenities are constructed and accepted on-site.

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STAFF RECOMMENDATION:

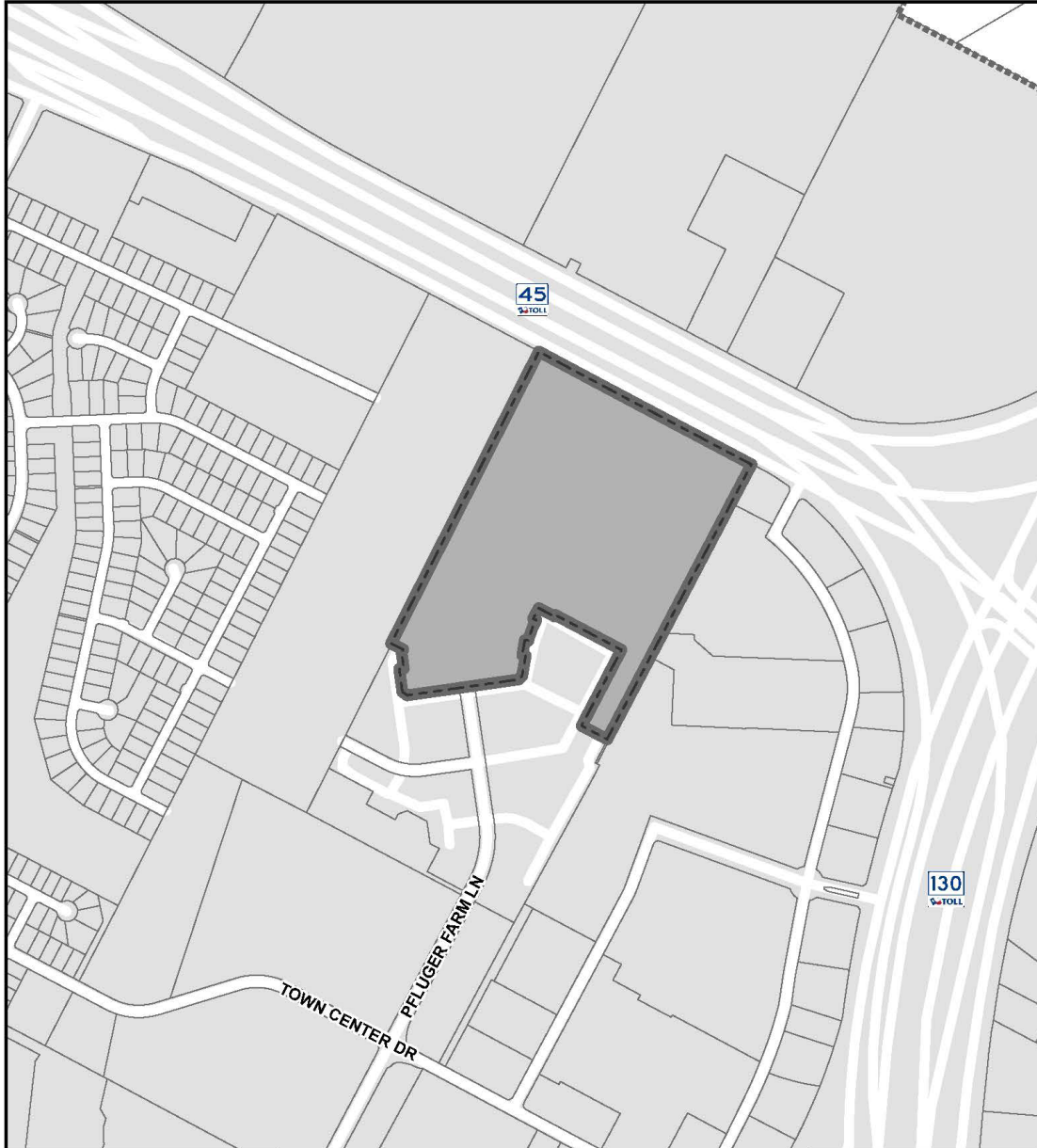
The proposed subdivision meets the minimum requirements and staff recommends approving the Lifestyle Communities Pflugerville Preliminary Plan.





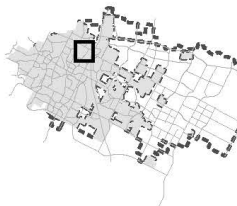
ATTACHMENTS:

- Location Map
- Lifestyle Communities Phases 2-5 Preliminary Plan (separate attachment)

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LOCATION MAP:



<p>Lifestyle Communities Ph 2 & 3</p> <hr/> <p>Case Number: 2022-15-PP</p> <hr/> <p>10/17/22</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Parcel  City Limits  ETJ <p>0 400 800 Feet</p>	<p style="text-align: center;">N</p> <hr/> <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 style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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