

STAFF REPORT

Planning & Zoning:	9/15/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda No.:	2014-3282	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	FP1402-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Carrington Court, an 18.938-acre tract of land out of the John Van Winkle Survey No. 14, Abstract 786 in Pflugerville, Texas.

LOCATION:

The property is in the central portion of the city, along the east side of N. Heatherwilde Blvd, between W. Pfennig Lane and W. Pecan St.

ZONING:

The subject property is within the city limits and was recently rezoned to the Carrington Court ALUR which includes the proposed subdivision design including layout, dimensions, and design criteria for a townhome development.

REQUEST:

The proposed final plat will establish a 133 lot townhome development on fee simple lots with minimum residential lot areas of 2,400 square feet. As approved within the Carrington Court ALUR (Ordinance No. 1164-13-11-12), the subdivision will include minimum 20-ft and 24-ft wide residential lots to accommodate the single-family attached units with a front or rear loaded garage product. Five new public streets are proposed and will provide vehicular access to the front loaded product while five private alleys will provide vehicular access to the rear loaded lots. Each alley is included as an individual lot and will contain additional landscaping and private parking for guests. The alleys with improvements will be owned and maintained by the HOA.

As depicted in the ALUR and approved by the Parks and Recreation Commission, the subdivision includes pockets of private open space disbursed throughout the development in individual lots in lieu of public parkland. All of the private open space will contain landscaping and public utility easements and will be owned and maintained by a homeowner's association. The larger open space lots will include landscaping and private amenities as identified in the ALUR, and the largest open space lot (Lot 29, Block E) will contain the development's detention pond. A wastewater lift station is located on Lot 28, Block E and will be owned and maintained by Southwest Water Corporation, D.B.A. Windermere Utility Company. The lift station will be subject to the mechanical screening requirements outlined in the Unified Development Code.

TRANSPORTATION:

The proposed development will include five new streets within the development, including Adage Drive, an east/west minor collector that will align with an existing median break in N. Heatherwilde Blvd. The minor collector can be extended in the future to provide a connection between Swenson Farms Blvd. and N. Heatherwilde Blvd. An east/west local street named Homily Drive is proposed to connect with N. Heatherwilde Blvd. at the southwest portion of the development and will be restricted to a right in, right out

STAFF REPORT

configuration given the existing median. Two north/south streets, Rhetoric Way and Epiphany Lane will break up the blocks and provide access to the remaining portions of the development. Parable Cove is located in the southeast portion of the development and will connect with Epiphany Lane. Parable Cove contains on-street parking with a median and a license agreement has been approved by City Council and will be implemented to address the maintenance. The number of residential lots does not meet the minimum threshold for a Transportation Impact Analysis. A southbound left turn lane is proposed on N. Heatherwilde to address turning movements onto Adage Drive. Final design and storage length will be analyzed further with the construction plans to address turning movements into the development. Sidewalks are provided throughout the development to provide pedestrian access.

Residential lots proposed to front onto N. Heatherwilde Blvd. and Adage Drive will have detached garages located off of an alley to prevent direct driveways onto the thoroughfares. Lots along the proposed local streets will have front loaded garages with driveways deep enough to allow for a vehicle to be parked outside of the right of way.

UTILITIES:

The property is within the Windermere Certificate of Convenience and Necessity (CCN) service area for water and wastewater and they will provide those services. As previously mentioned, a new lift station will be located adjacent to Lot 27, Block E and will owned and operated by Southwest Water Corporation, D.B.A. Windermere Utility Company.

An existing drainage easement crosses the property in a north to south direction, providing for off-site flows as approved through a private drainage easement/agreement. A portion of the existing easement is located within proposed right of way, and conveys off-site flows through a portion of the proposed public storm sewer. Prior to recordation of the final plat, an amendment to the private drainage easement will be required to remove the private drainage easement from the public right of way, be recorded to remove the portions of the private drainage easement from the public right of way, and the document will be noted on the plat.

PARKS:

On September 19, 2013, the Parks and Recreation Commission considered a fee in lieu request and found the proximity of existing public parkland and the 5.7 acres of private open space with the proposed amenities listed in the Development Code to be acceptable, and recommended approval of a \$100,500 fee in lieu of public parkland. The fee in lieu was paid with the final plat.

STAFF RECOMMENDATION:

While not accepted yet, a subdivision bond was posted for the public improvements, allowing the final plat to be considered for approval. The proposed final plat is consistent with the Carrington Court ALUR Regulating Plan, Development Code, and Preliminary Plan. The final plat meets the minimum local and state requirements, and Staff recommends approval of the Carrington Court Final Plat.

ATTACHMENTS:

- Location Map
- Carrington Court Final Plat (separate attachment)

LOCATION MAP:

