

STAFF REPORT

Planning and Zoning:	02/01/2020	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2020-8763	E-mail:	emilyd@pflugervilletx.gov
Case No.	PP2010-03	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Wilke Lane Multi-Family; an 18.06-acre tract of land out of the Thomas G. Survey No. 6, Abstract No. 689, Travis County, Texas. (PP2010-03)

LOCATION:

The property is located southwest of the Wilke Lane and SH-130 junction, on the southside of Wilke Lane, just north of the Highland Park Subdivision.

ZONING:

The property is zoned Urban Center Level 5 (CL5).

ANALYSIS:

The preliminary plan proposes to establish two lots for the purpose of creating a 334-unit multi-family development. Lot 1 Block A will be 10.50 acres adjacent to Wilke Lane and Lot 1 Block B will be 6.61 acres adjacent to the Highland Park Subdivision. The two lots will be divided by the extension of Abbeyglen Castle Drive. A 6-foot sidewalk will be installed along either side of the extension, there is an existing sidewalk along Wilke Lane.

TRANSPORTATION:

Right of way dedication has been included for the future extension of Abbeyglen Castle Drive which will be 50 feet wide. Parallel parking has been proposed along either side of the extension.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are included in the preliminary plan and easements will be required if located outside of the public right of way.

PARKS:

Parkland dedication for 4.41 acres has been proposed as a fee in lieu \$165,664. The Park Development Fee table is incomplete on the plan and will be updated for the next submittal. This has not been reviewed by the Parks and Recreation Commission yet.

TREES:

The plan shows several trees to be removed, mitigation has not yet been calculated. Tree mitigation will be required prior to the removal of any protected trees.



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STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, Staff recommends approval of the preliminary plan.

