

## STAFF REPORT

<b>Planning and Zoning:</b>	8/4/2014	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2014-3169	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1301-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Verona, a 148.30-acre tract of land out of the Alexander Walters Survey 67, Abstract 791 in Travis County, Texas.

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### Location:

The proposed subdivision is located between Weiss Lane and Melber Lane along the south side of Cele Road.

### Zoning:

The property was annexed in 2007 and subsequently zoned A, Agriculture/Conservation. The development is subject to the First Amended and Restated Development Agreement for New Cele Subdivision (Creekside Park), approved in May 2007.

### Analysis:

The property is generally located generally between Weiss Lane and Melber Lane, along the south side of Cele Road, east of the Reserve at West Creek subdivision. The property is within the city limits and was annexed in 2007. Prior to annexation, the owner of the property entered into a development agreement with the City to establish a single family residential subdivision formerly known as New Cele Subdivision. In 2007, the property was sold and a first amendment to the development agreement was approved to establish a single family development called Creekside Park. As approved within the development agreement and conceptual plan, the Creekside Park preliminary plan was approved for 346 single family residential lots in generally the same configuration as proposed today. Through inactivity, the Creekside Park preliminary plan became expired. Following expiration, LCRA acquired the eastern portion of the property for electric transmission lines, requiring the owner to slightly readjust the subdivision. The proposed preliminary plan is a reflection of the adjustment.

The proposed Verona development will consist of 324 single family lots, one commercial lot, three open space/drainage lots, one open space/drainage easement/parkland lot, two landscape lots, an emergency access lot, and 59.15 acres of public parkland/floodplain of which 20.30 acres are outside of the floodplain. The development is proposed in three phases. Residential lots within the subdivision are designed with a mix of 55-70 foot wide lots with a minimum lot depth of 120 feet, which is consistent with the development agreement. The 2.49-acre commercial lot is proposed in the northeast portion of the development, adjacent to Cele Road, and also contains a planned detention area. The LCRA transmission lines are currently located along the east property line and are included within the LCRA easement/open space lots identified as Lots 25A and 20B, Block K. Future street stubs to property to the east will require LCRA approval to cross the current easement.

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### **Transportation:**

Cele Road is a two-lane roadway, planned as a four-lane divided roadway in the future. Currently Cele Road is a Travis County road and through review of the preliminary plan, Travis County determined no improvements are proposed or required with this development.

Given the narrow width of the development boundary at Cele Rd, only one main point of entrance (Quebrada Drive) is provided as originally approved through the Conceptual Plan within the development agreement. As established with the former preliminary plan, a second emergency access lot is provided along the east boundary to provide additional, paved emergency access. Internal road stubs have been provided into the adjacent unplatted tracts to the north and east, which will provide additional connectivity in the future.

### **Water and Sewer:**

Water will be provided by Manville, with services available at Cele Road. Wastewater service will be provided through the existing lift station commonly known as "Eagle Point Lift Station", located within the Reserve at Westcreek subdivision to the west. Final approval of use or modification of the lift station will be required prior to issuance of a construction permit by the City of Pflugerville.

### **Parks:**

The public parkland was considered and approved in 2007 with the first amendment to the development agreement for 346 single family homes. The proposed configuration is a reduction in the number of homes proposed (324), is generally consistent with the original proposal, and exceeds the minimum 6.48 acres of public parkland required. The public parkland extends the full western boundary of the subdivision and contains 100-year floodplain, a gas line easement and a future wastewater easement. Of the 59.15 acres proposed, 20.30 acres are located outside of the floodplain. The gas line easement is 75-ft in width and with minor exception, will not negatively impact the use of the land. A 10-ft hike and bike trail is proposed to meander within the public parkland and will help to provide regional connectivity east of Weiss Lane. Crossings of the gas line are permitted as stated within the easement. Additional amenities are identified within the development agreement to be provided by the developer (playground and picnic area) and will be located near the frontage along Elk Horn Drive. As stated in the development agreement, maintenance of all common areas, open space and amenities will be by the HOA through a license agreement with the City.

### **STAFF RECOMMENDATION:**

The proposed subdivision is generally consistent with the First Amended and Restated Development Agreement for New Cele Subdivision (Creekside Park), meets the minimum state and local requirements, and Staff recommends approving the Verona Preliminary Plan.

### **ATTACHMENTS:**

- Location Map
- Verona Preliminary Plan (separate attachment)

**LOCATION MAP:**

