

**STAFF REPORT**

<b>Planning and Zoning:</b>	3/2/2015	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2015-3728	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1409-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Shops at 685, a 64.88-acre tract of land out of the T.G. Stuart Survey, Abstract No. 689 in Pflugerville, Texas.

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**LOCATION:**

The proposed subdivision is located generally northwest of the FM 685 and E. Pflugerville Pkwy intersection, along the west side of FM 685.

**ZONING:**

The property is zoned Corridor Urban Level 4 (CL4), which allows for a mixture of commercial and residential land uses. Phase 1 of the proposed preliminary plan is anticipated to have restaurant and commercial retail type land uses.

**ANALYSIS:**

The proposed preliminary plan includes a 64.88-acre tract of land that is bound by E. Pflugerville Pkwy to the south, the Stone Hill Town Center shopping development to the north, floodplain associated with a tributary of Wilbarger Creek to the west, and FM 685 to the east. The proposed preliminary plan is divided into two phases, with the first phase proposed in the northeast portion of the tract. Phase 1 proposes three lots with frontage along FM 685, and a new north/south public road that will connect to Town Center Drive to the north. A private driveway is planned between Lots 2 and 3 to provide a connection between FM 685 and the proposed road (Terrell Lane) and reduce the number of direct access points to FM 685. Phase 1 does not include any floodplain areas or trees.

Phase 2 of the preliminary plan is a conceptual layout of the remaining parent tract. An east/west road is envisioned to connect FM 685 with future Pfluger Farm Lane as well as the proposed Terrell Lane. Additional review will be required to determine the most appropriate location for the future road and any other off-site improvements that may be needed. The conceptual location of the east/west road connecting with FM 685 has not been approved by TxDOT at this time, and a revised preliminary with further analysis will be needed before moving forward with any further development of Phase 2. Phase 2 also contains floodplain and trees that were not studied with the proposed preliminary plan. Further analysis of both will be required with any further amendment/revision to the proposed preliminary plan or future development on the parent tract.

**TRANSPORTATION:**

FM 685 is a TxDOT roadway and formal permits are currently being pursued by the applicant. Formal approval will be required prior to the final plat, as noted in the notes for the preliminary plan. Per discussions with TxDOT for Phase 1, right of way for a proposed deceleration lane has been provided

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along the eastern boundary of Lot 2 to allow for vehicular access to the proposed private drive. A traffic impact analysis was not required for Phase 1, but will be required for any further amendment/revision to the proposed preliminary plan or future development on the parent tract. The TIA will be required to include the vehicle trips associated with the three lots in Phase 1. Depending on the findings, additional right of way may be required at that time to address necessary improvements to serve the remainder parent tract and will be depicted on a revised preliminary plan. To assist with regional connectivity, the proposed collector level road, named Terrell Lane, will provide a connection to Town Center Drive in the Stone Hill Town Center shopping center. The roadway connection will be provided with Phase 1 improvements.

Pedestrian connectivity will be achieved through the construction of sidewalks (6-ft minimum), which will be required along the full extent of FM 685 and any internal public street or private drive that is constructed. The sidewalks are required 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:**

At this time, no residential development is proposed and therefore no public parkland dedication has been identified within the preliminary plan. If a residential land use is proposed in the future, park land dedication or fee in lieu will be required. At that time, the preliminary plan will have to be revised to reflect the changes.

The hike and bike trail reflected in the trails master plan along Wilbarger Creek and tributary has been reflected on the preliminary plan. A note was included to identify the full extent of the trail is to be constructed with public improvements, but the trail is outside the limits of Phase 1 and will be a requirement with the future development of the remaining parent tract.

### **TREES:**

A tree survey was not required with Phase 1, however a note was added to identify all trees within the preliminary plan shall be considered protected until such time that a tree survey is provided identifying otherwise.

### **STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum requirements and staff recommends approving the Shops at 685 preliminary plan.

### **ATTACHMENTS:**

- Location Map
- Shops at 685 preliminary plan (separate attachment)

## AGENDA REPORT

### LOCATION MAP:

