

Planning and Zoning: 5/2/2011	Staff Contact: Jeremy Frazzell, Senior Planner
Agenda Item: 2010-0561	E-mail: jeremyf@cityofpflugerville.com
Case No. PP1009-02	Phone: 512-990-6300

SUBJECT: Approving a Preliminary Plan for Huntington Park; a 20.185 acre tract of land out of the Jacob Casner League Survey No. 9, A-2753, in Pflugerville, Texas.

BACKGROUND/DISCUSSION

Location: The proposed subdivision is within the City of Pflugerville limits and consists of four, 5-acre tracts located north of Rowe Lane, between the Rowe Loop intersections.

Zoning: The property is zoned Single Family Urban (SF-U). Per the zoning, a mix of commercial and residential land use is permitted and proposed. The zoning allows for reduced residential lot sizes provided single-family detached lots maintain a minimum 50-ft lot width and single-family attached lots maintain a minimum 30-ft lot width. Minimum lot depth is 120 feet. All lots meet the minimum lot dimensions per the zoning.

Analysis: The proposed Preliminary Plan consists of 83 residential lots, 1 commercial lot, 9 HOA easement lots, 2 parkland areas and 2 public roads with access to Rowe Loop. No streets or alleys will have direct access from Rowe Lane.

Commercial: Lot 20, Block B is designed for a commercial land use. Access and additional development requirements will be reviewed with the Site Development process.

Single-Family Attached: A total of 22 single-family detached units are proposed in Block A, located along the northern boundary of the subdivision. All lots front onto a public right of way which contains open space medians to be maintained by the Homeowner's Association (HOA). Lot 23, Block A is an HOA lot intended to address stormwater and will also function as an open space lot. Two landscape buffer lots are proposed at the ends of Block A and will be maintained by the HOA.

Single-Family Detached: Blocks B, C and D consist of 61 single-family attached units. Per the zoning, no more than six attached units may be grouped together before a physical break is required. The minimum spacing has been achieved by means of a 10-ft public utility and access easement located every six lots. Attached units are required to have garages front onto a private alley in lieu of a public street. Lot 19, Block B; Lot

14, Block C; and Lot 31, Block D are public utility and access easements that will be maintained by the HOA and contain the required alleys. Lots 1-5 and 12-16, Block D front onto public right of way, however the extents of the right of way are proposed to not contain a public street but provide open space and pedestrian amenities, creating a park like environment. Although the right of way will be public, maintenance will be by the HOA. An agreement with the HOA will be required prior to final plat to address the maintenance and private improvement expectations.

Open Space: As a single-family residential development with 83 units, 1.66 acres of public parkland are required. The SF-U zoning district also requires a minimum 200 square feet of open space per residential lot (16,600 square feet of open space) and amenities to be provided. Public parkland dedication and open space requirements were considered together to prevent a “double dip”. The combination of Lot 23, LS-1 and LS-2 meet the minimum open space requirements per the zoning and required amenities are proposed to be added to Lot 1, Block E.

Tree Protection: The site currently contains trees that are identified as protected species. The Preliminary Plan identifies the trees that will be preserved as well as those that will be removed and require mitigation. The City Council approved on April 12, 2011 a request to remove four Ash heritage trees located on site. The applicant originally redesigned the subdivision around the trees, however given the species type, size, proposed disturbance and possible variance requests, the trees were recommended for removal by Staff.

Transportation:

Right of way dedication is proposed along the extent of Rowe Lane (25 feet) and Rowe Loop (5 feet on each applicable side). Two public roads are proposed within the development and will have access from Rowe Loop. Greenie Peak Drive is parallel to Rowe Lane and connects to Rowe Loop on each side. Greenie Peak Drive varies in right of way width due to two open space median lots (LS-1 and LS-2) that will be owned and maintained by the HOA. Jasper County Loop (name to be changed) varies between 50 and 66 feet in right of way width. Parallel on-street parking, pedestrian crossings and sidewalk on both sides of both streets are proposed. As required per the zoning, private alleys will provide vehicle access to the single-family detached units. Alleys have been designed to accommodate for a typical trash truck. As mentioned, two segments of right of way within Block D will not contain a street. An agreement for HOA maintenance and proposed improvements in these areas is pending. All proposed access has been approved by Travis County Emergency Service District No. 2.

Water and Sewer:

Manville holds the Certificate of Convenience and Necessity (CCN) in the area for water and will provide water service to the subdivision. The City of Pflugerville will provide wastewater service through connections at the southwest and northeast corners of the subdivision.

Parks:

On December 16, 2010, the Parks and Recreation Commission approved 1.5 acres to be considered as public parkland within the subdivision. The Commission approved a dedication of Lot 1, Block E with amenities (park benches, receptacles, covered picnic areas, hardscape, landscaping and irrigation, walking trails, windmill, interpretive signage, water fountain and park signage) and use of Lot 19A, Block B as public parkland, provided the developer install the detention pond with minimal slopes, install soccer goals, benches and landscaping and maintenance and ownership of the detention pond will remain with the HOA. A license agreement (or similar) is pending to address Lot 19A, Block B and will be required prior to final plat.

STAFF RECOMMENDATION:

The subdivision meets the minimum requirements and therefore Staff recommends approval of the Huntington Park Preliminary Plan.

ATTACHMENTS:

- Location Map
- Huntington Park Preliminary Plan (separate attachment)

LOCATION MAP:

