

**AGENDA REPORT**

<b>Planning and Zoning:</b>	4/01/2013	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2013-1799	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1211-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Revised Preliminary Plan for Phase VI B-2 of the Villages of Hidden Lake subdivision; a 5.24-acre tract of land out of the George Martin Survey No. 9, Abstract No. 529, in Pflugerville, Texas.

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**LOCATION:**

The property is located generally southwest of the Hidden Lake Crossing and Silent Harbor Loop intersection in the Villages of Hidden Lake subdivision.

**ZONING:**

The property is located in the ETJ and not currently zoned, but is governed through the Pflugerville East Land Development Agreement and subsequent amendments between RMD Holdings, L.P and the City. The agreement allows for varying lot sizes ranging from 50 feet to 80 feet wide and states that the cumulative density of development may never exceed 3.5 units per acre, plus an additional 245 lots. The density within the revised preliminary is 3.4 units per acre. Subdivision variances for block length and park frontage were approved in 2002 with the original preliminary plan.

**ANALYSIS:**

The original configuration of the Villages of Hidden Lake subdivision was approved in 2002 and originally identified the southwest corner of Hidden Lake Crossing and Silent Harbor Loop to have 2 townhome lots and 1 commercial lot. In 2005, the developer conveyed the commercial lot to the City, removing the commercial land use from the subdivision. In 2007 a revised preliminary plan for Phase 6B was approved to reconfigure the 2 original townhome lots to 119 single family and 3 open space lots. As part of an agreement between the developer and the City for the Becker Farm Rd extension, in 2010 a revision to Phase 6B was approved (known as Phase 6B-1) which reconfigured a previously approved cul-de-sac and added 9 single family homes and 1 open space lot to a previous commercial lot.

The proposed revision adds phasing to create Phase VI B-2 and B-3, removes 2 private open space lots in Phase VI-B2 (added with the 2007 revision), adds 1 new single family lot in Block UU (UU16) and increases the lot depth of 4 single family lots in Block TT (TT11, TT5, TT6, TT7). The open space lots were private open space and not included in the public parkland requirement.

**TRANSPORTATION:**

The proposed subdivision will continue to obtain vehicle access from Silent Harbor Loop and Hidden Lake Drive. A 6-ft wide sidewalk will be provided along Hidden Lake Drive and 4-ft wide sidewalks will be provided along Silent Harbor Loop and internally for pedestrian connections.

**TRAFFIC IMPACT:**

The proposed revision will not adversely impact traffic within the subdivision.

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### **WATER AND SEWER:**

Water and wastewater will continue to be provided by the City of Pflugerville per the Pflugerville East Development Agreement.

### **PARKS:**

The amount of public parkland required for the Villages of Hidden Lake subdivision is addressed in the development agreement and is equivalent to 1 acre of public parkland per 100 developed residential lots. With the additional single family lot and the dedication requirement identified in the development agreement, a total of 12.85 acres of public parkland is required for the Villages of Hidden Lake subdivision. A total of 22.19 acres of public parkland has been conveyed to date. The open space lots that are proposed to be removed with this preliminary plan were not reflected as public parkland in prior preliminary plans.

### **STAFF RECOMMENDATION:**

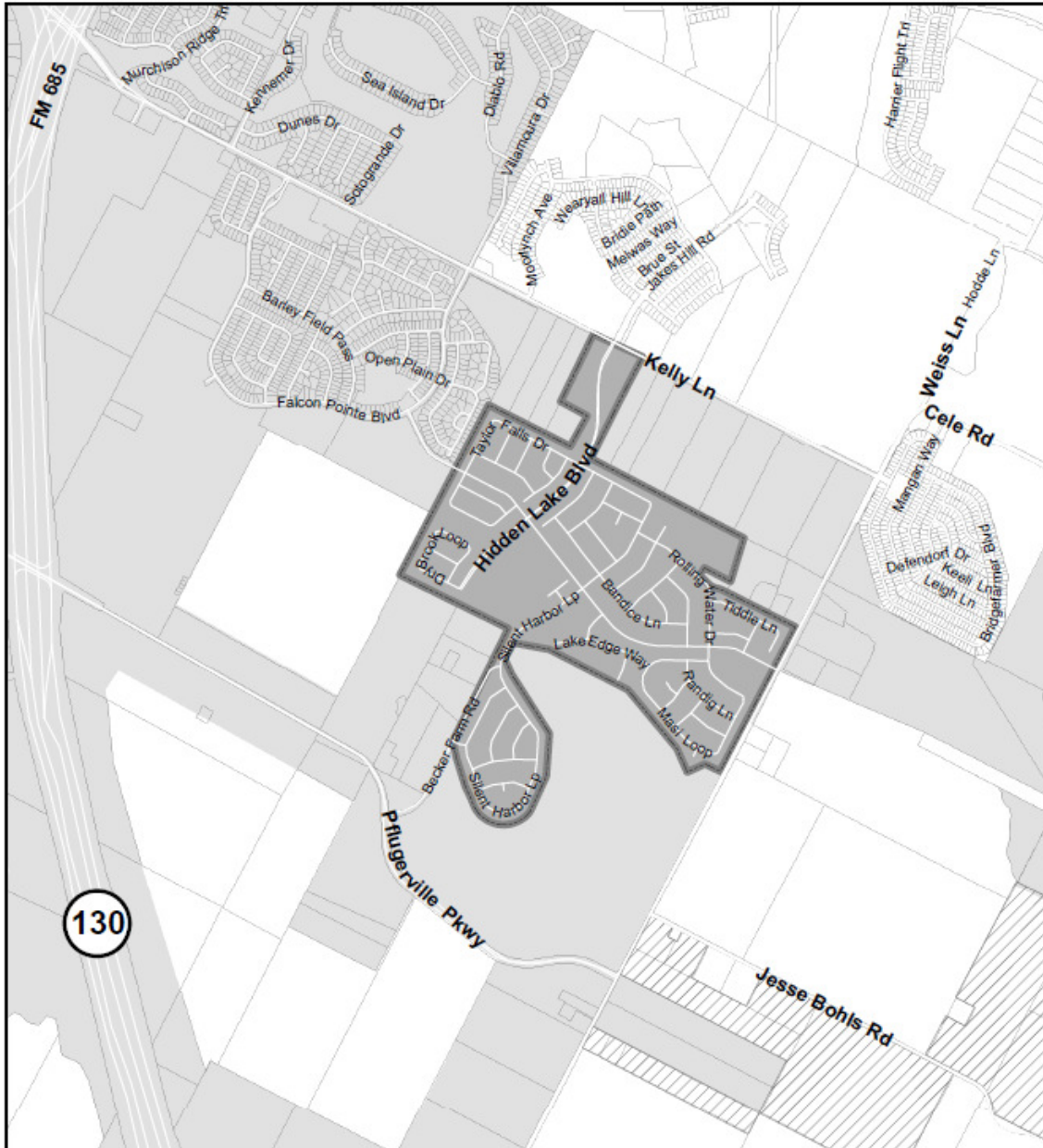
Staff recommends approval of the revisions to Phase VI outlined as Phase VI-B2 within the Villages of Hidden Lake Revised Preliminary Plan.



### **ATTACHMENTS:**

- Location Map
- Villages of Hidden Lake Revised Preliminary Plan (separate attachment)

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**LOCATION MAP:**



<p><b>VOHL Ph 6B-1 2nd Revision</b></p> <p><b>Case Number: PP1211-02</b></p> <p><b>11/19/2012</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: gray; border: 1px solid black; margin-right: 5px;"></span> Preliminary Plat</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed gray; margin-right: 5px;"></span> Development Agreements</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dotted gray; margin-right: 5px;"></span> ETJ</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid gray; margin-right: 5px;"></span> City Limits</li> </ul> <p style="text-align: center;">0      0.25      0.5 Miles</p>	<p style="text-align: center;">N</p> <p style="font-size: small;">When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p> <p style="text-align: center;">               where quality meets life  <b>PFLUGERVILLE</b>              TEXAS         </p>	<p style="text-align: center;">Locator Map</p> 
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