

FINAL REPORT

Planning and Zoning:	12/16/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-2441	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1308-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Buttercup Retail, a 2.929-acre tract of land out of the Alexander Walters Survey 67, Abstract 791 in Travis County, Texas. (PP1308-02)

Location:

The proposed subdivision is located along the east side of Dessau Rd, generally south of Wells Branch Pkwy, within the City of Pflugerville Extraterritorial Jurisdiction (ETJ). The Pflugerville Estates residential subdivision is located generally to the north and east of the proposed subdivision. Across Dessau Rd. to the west is the Brookfield Estates residential subdivision, located in the City of Austin ETJ.

Zoning:

The proposed subdivision is within the City of Pflugerville ETJ and does not have zoning.

Analysis:

The proposed preliminary plan will establish a three (3) lot subdivision located along the east side of Dessau Rd, adjacent to the Pflugerville Estates residential subdivision in the ETJ. Phase 1 will consist of Lots 2 and 3 and includes a cul-de-sac on Lot 2 for Buttercup Road in lieu of an extension to Dessau Rd. Lot 1 will be part of Phase 2 and will include a cul-de-sac for Azores Dr.

Located in the ETJ, development within the subdivision is only subject to the City subdivision requirement and will not be required to comply with site plan requirements, including but not limited to landscaping, bufferyards, architecture, lighting, and building setbacks. Travis County will review and issue all applicable permits required for commercial construction on the site, including grading, drainage and access points. While not required, the preliminary plan does identify a 25-ft building setback along the east property line of Lots 1 and 2.

Transportation:

Dessau Rd. is a four lane, divided arterial roadway within the Travis County jurisdiction. The proposed preliminary plan identifies two proposed driveways onto Dessau Rd. The southern driveway is proposed through Lot 1 and if approved, will be designed to align line with an existing median break in Dessau Rd. A northern driveway is proposed through Lot 3 and will be a right in, right out condition. Joint access easements are proposed along the western portion of the lots to provide vehicular circulation and all driveways will require Travis County approval.

Two existing streets are currently stubbed into the proposed subdivision from the Pflugerville Estates neighborhood to the east. Per Subchapter X(3) of the Unified Development Code, roads that are stubbed into a subdivision are required to be extended into the development to provide for connectivity.

FINAL REPORT

Subchapter X(3) also identifies that local streets must not intersect with arterial streets and that permanent dead end streets must be terminated by a cul-de-sac.

The Pflugerville Estates neighborhood expressed concern about the residential roads being extended to Dessau Rd. as well as the establishment of the proposed cul-de-sacs. Through discussions with Travis County, an extension of the roads will not be required and a subdivision variance is not necessary since the two roads can be classified as local roads and Dessau Rd. is an arterial.

To address the proposed permanent dead in condition of Buttercup Rd. and Azores Dr., cul-de-sacs are required per Subchapter X(3) of the Unified Development Code. The cul-de-sacs should have been required at time of the original construction of the Pflugerville Estates neighborhood if they were intended to not be extended to Dessau, and providing the cul-de-sacs now provides for an emergency access turn around required when a street is not extended. Through discussions with the applicant and Travis County, no driveways will be permitted off of the proposed cul-de-sacs to prevent cut through traffic from Dessau Rd. or the neighboring commercial use into the neighborhood.

Water and Sewer:

Water and wastewater service will be provided by the City of Pflugerville. An extension of an 8-inch wastewater line along the east side of Dessau Rd is proposed to provide service to the proposed lots. An 8-inch water line extension is proposed with Phase 1 from Buttercup Road to provide water service to Lots 2 and 3 and an 8-inch water line extension will be required with Phase 2 from Azores Dr. to provide water service to Lot 1.

Parks:

At this time, no residential development is proposed and therefore no parkland is required. If a residential land use is proposed in the future, parkland dedication or fee in lieu will be required to be approved by the Parks and Recreation Commission. At that time, the preliminary plan will have to be revised to reflect the changes.

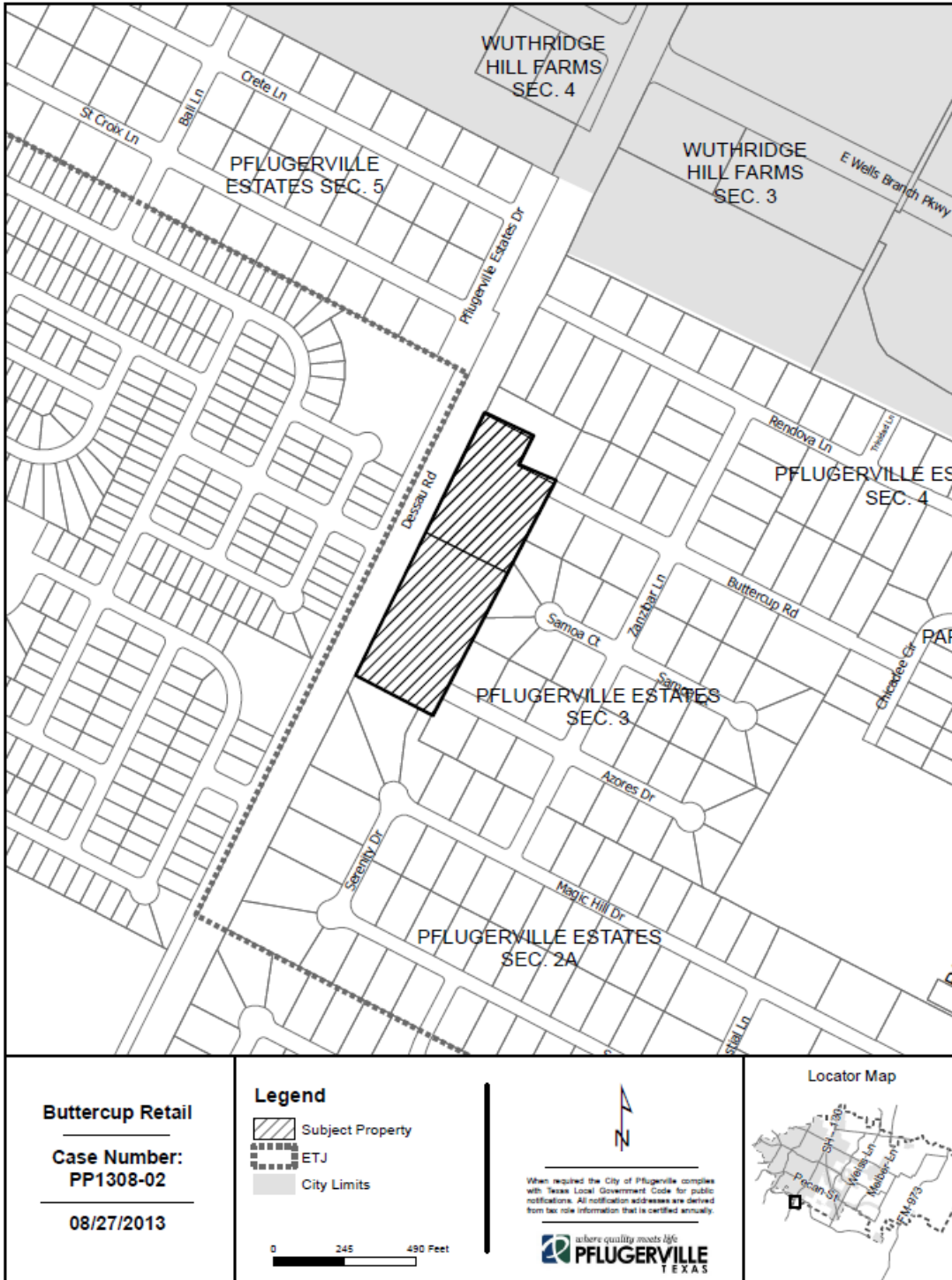
STAFF RECOMMENDATION:

The proposed subdivision meets the minimum state and local requirements and staff recommends approval of the Buttercup Retail Preliminary Plan.

ATTACHMENTS:

- Location Map
- Buttercup Retail Preliminary Plan (separate attachment)

LOCATION MAP:



Buttercup Retail
 Case Number:
 PP1308-02
 08/27/2013

Legend

- Subject Property
- ETJ
- City Limits

0 245 490 Feet

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.

where quality meets life
PFLUGERVILLE
 TEXAS

