

STAFF REPORT

Planning and Zoning:	11/2/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8423	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP2005-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Village at Wells Branch; a 35.16-acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791; in Pflugerville, Texas. (PP2005-02)

LOCATION: The subject property is located generally southwest of the Dessau Rd and Wells Branch Pkwy intersection, along the south side of Wells Branch Pkwy.

ZONING: The property is zoned General Business 1 (GB-1) District.

ANALYSIS:

The preliminary plan proposes three total lots, two road extensions, and land planned for public parkland. The property is proposed to be developed as a retirement living village with a mixture of residential condominiums and non-residential in three phases. Phase 1 will contain a portion of Lot 1, Lot 2, and the extension of Bali Lane. Phase 2 will consist of the remainder of Lot 1 and the extension of Lady Elizabeth Lane. Lot 3 is planned for Phase 3. The office and related commercial land uses associated with the retirement village are planned for Phases 2 and 3.

TRANSPORTATION:

Two existing road stubs located south of the property will be extended through the development and connect to Wells Branch Pkwy. Bali Lane extension will be provided with Phase 1 and Lady Elizabeth Lane will be extended prior to the first site plan associated with Phase 2. Sidewalks will be provided along both sides of the road extensions and along the existing public streets, where not provided. Streetlights in accordance with the Engineering Design Manual will be required along all road extensions.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the development are reflected in the preliminary plan.

PARKS AND TREES:

With an anticipated 366 total residential units throughout the retirement living village, approximately 4.83 acres of public parkland is required for dedication. On August 20, 2020, the Parks and Recreation Commission approved the proposed dedication of Lot 2, an approximate 10-acre tract of land with approximately 2 acres outside of the floodplain. To account for the required park development fee, the Commission approved a new meandering hike and bike trail to be constructed throughout the lot, with benches, pet waste stations, solar lighting, and other site furnishings.

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Lot 1 and 2 contain a large amount of trees, and removal of some trees will be necessary for the road extension, to ensure proper drainage, and to provide for the added trail and park amenity. Tree removal will be reviewed with future development applications, and mitigation provided as applicable per Subchapter 12.

STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map
- Villages at Wells Branch preliminary plan (separate attachment)

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LOCATION MAP:

