

**FINAL REPORT**

<b>Planning &amp; Zoning:</b>	10/7/2013	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda No.:</b>	2013-2557	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.:</b>	PP1307-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Consider a Preliminary Plat for Carrington Court, an 18.938-acre tract of land out of the John Van Winkle Survey No. 14, Abstract 786 in Pflugerville, Texas. (PP1307-01)

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**LOCATION:**

The property is in the central portion of the city, along the east side of N. Heatherwilde Blvd, between W. Pfennig Lane and W. Pecan St.

**ZONING:**

The subject property is within the city limits and was recently rezoned to the Carrington Court ALUR which includes the proposed subdivision design including layout, dimensions, and design criteria for a townhome development.

**REQUEST:**

The proposed preliminary plan will establish a 134 lot townhome development on fee simple lots with minimum lot areas of 2,400 square feet. As approved within the Carrington Court ALUR (Ordinance No. 1164-13-11-12), the subdivision will include 20-ft and 24-ft wide lots to accommodate the single-family attached units with a front or rear loaded garage product. Five new public streets are proposed and will provide vehicular access to the front loaded product while five private alleys will provide vehicular access to the rear loaded lots. Each alley is included as an individual lot and will contain additional landscaping and private parking for guests. The alley with improvements will be owned and maintained by the HOA.

As depicted in the ALUR and approved by the Parks and Recreation Commission, the subdivision includes pockets of private open space disbursed throughout the development in individual lots in lieu of public parkland. All of the private open space will contain landscaping and public utility easements and will be owned and maintained by a homeowner's association. The larger open space lots will include pedestrian amenities including benches, a playscape, walking trail with exercise equipment and additional trees. The largest open space lot (Lot 27, Block E) will also contain private parking along the alley and the development's detention pond. A wastewater lift station will be located on a separate lot adjacent to the larger open space lot and will be owned and maintained by Windermere Utility. The lift station will be located east of the minor collector road and will be subject to the mechanical screening requirements outlined in the Unified Development Code.

**TRANSPORTATION:**

The proposed development will include five new streets within the development, including Adage Drive, an east/west minor collector that will align with an existing median break in N. Heatherwilde Blvd. The minor collector can be extended in the future to provide a connection between Swenson Farms Blvd. and N. Heatherwilde Blvd. An east/west local street named Homily Drive is proposed to connect with N.

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Heatherwilde Blvd. at the southwest portion of the development and will be restricted to a right in, right out configuration given the existing median. Two north/south streets, Rhetoric Way and Epiphany Lane will break up the blocks and provide access to the remaining portions of the development. Parable Cove is located in the southeast portion of the development and will connect with Epiphany Lane. Parable Cove contains on-street parking with a median and a license agreement will be required prior to final plat to address the maintenance. The number of residential lots do not meet the minimum threshold for a Transportation Impact Analysis. A southbound left turn lane is proposed on N. Heatherwilde to address turning movements onto Adage Drive. Final design and storage length will be analyzed further with the construction plans to address turning movements into the development. Sidewalks will be provided throughout the development to provide pedestrian access.

Residential lots proposed to front onto N. Heatherwilde Blvd. and Adage Drive will have detached garages located off of an alley to prevent direct driveways onto the thoroughfares. Lots along the proposed local streets will have front loaded garages with driveways deep enough to allow for a vehicle to be parked outside of the right of way.

**UTILITIES:**

The property is within the Windermere Certificate of Convenience and Necessity (CCN) service area for water and wastewater and they will provide those services. As previously mentioned, a new lift station will be located adjacent to Lot 27, Block E and will owned and operated by Windermere Utility.

**PARKS:**

The applicant requested the Parks and Recreation Commission consider a fee in lieu for the required 2.68 acres of public parkland required for the development. On September 19, 2013, the Parks and Recreation Commission considered the request and found the proximity of existing public parkland and the 5.7 acres of private open space with the proposed amenities listed in the Development Code to be acceptable, and recommended approval of a \$100,500 fee in lieu of public parkland. The fee in lieu will be required with the final plat.

**STAFF RECOMMENDATION:**

The proposed preliminary plan is consistent with the Carrington Court ALUR Regulating Plan, Development Code. Staff recommends approval of the Carrington Court Preliminary Plat.

**ATTACHMENTS:**

- Location Map
- Carrington Court Preliminary Plat (separate attachment)

**LOCATION MAP:**

