

STAFF REPORT

Planning and Zoning:	12/5/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-5411	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1607-05	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lot 3, Block A Timmerman Subdivision, a 12.279-acre tract of land out of the Taylor S. Barnes Survey No. 46, Abstract No. 67 in Pflugerville, Texas.

LOCATION:

The proposed subdivision is located southwest of the Sun Light Near Way and E. Pecan Street intersection, in the city limits. Once Helios Way extension and Biltmore Avenue are constructed, the proposed final plat will be at the northeast corner of that intersection.

ZONING:

The property was annexed in 2015 and subsequently zoned Agriculture/Conservation (A). In 2015, the property was rezoned to Corridor Urban Center Level 5 (CL5) (ORD No. 1234-15-10-27). Prior to voluntary annexation, the developer and the city entered into a development agreement to address the development of the property, including the extension of public infrastructure.

REQUEST:

The final plat consists of 1 multi-family lot. The configuration of the subdivision is consistent with the preliminary plan.

TRANSPORTATION:

Access to the proposed lot will be from Biltmore Avenue and Helios Way, two streets that were platted separately and are being constructed by the City in accordance with the development agreement. A six (6) foot wide sidewalk along the west side of the subject lot will be installed at time of Biltmore Avenue road construction. A six (6) foot wide sidewalk along the south side of the subject lot will be constructed with site development.

A Transportation Impact Analysis (TIA) was provided with the preliminary plan. The TIA identifies improvements needed in the area associated with the overall development, and the associated pro-rata share by the developer for those improvements. Pro-rata share as outlined in the TIA for phase one will be required prior to the recordation of the subject final plat.

UTILITIES:

Water and wastewater utility service will be provided by the City of Pflugerville. Wastewater infrastructure will be constructed by the developer, while water infrastructure will be constructed by the City of Pflugerville, in accordance with the development agreement. A public wastewater easement will be required to be established by separate instrument prior to the acceptance of the infrastructure.

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PARKS:

A multi-family land use is proposed on the subject lot. Based on an anticipated 254 units, approximately 3.35 acres of parkland and parkland development fee of \$125,984 is required. On November 17, 2016, the Parks and Recreation Commission approved a request for fee in lieu of parkland. The fee in lieu of land has been paid. A bond for the park development fee will be required prior to the final plat being recorded. The development fee may be reduced based on the amenities constructed within the multi-family project. Any fee not credited will require the bond to be converted and fee paid prior to close out of the site development permit.

STAFF RECOMMENDATION:

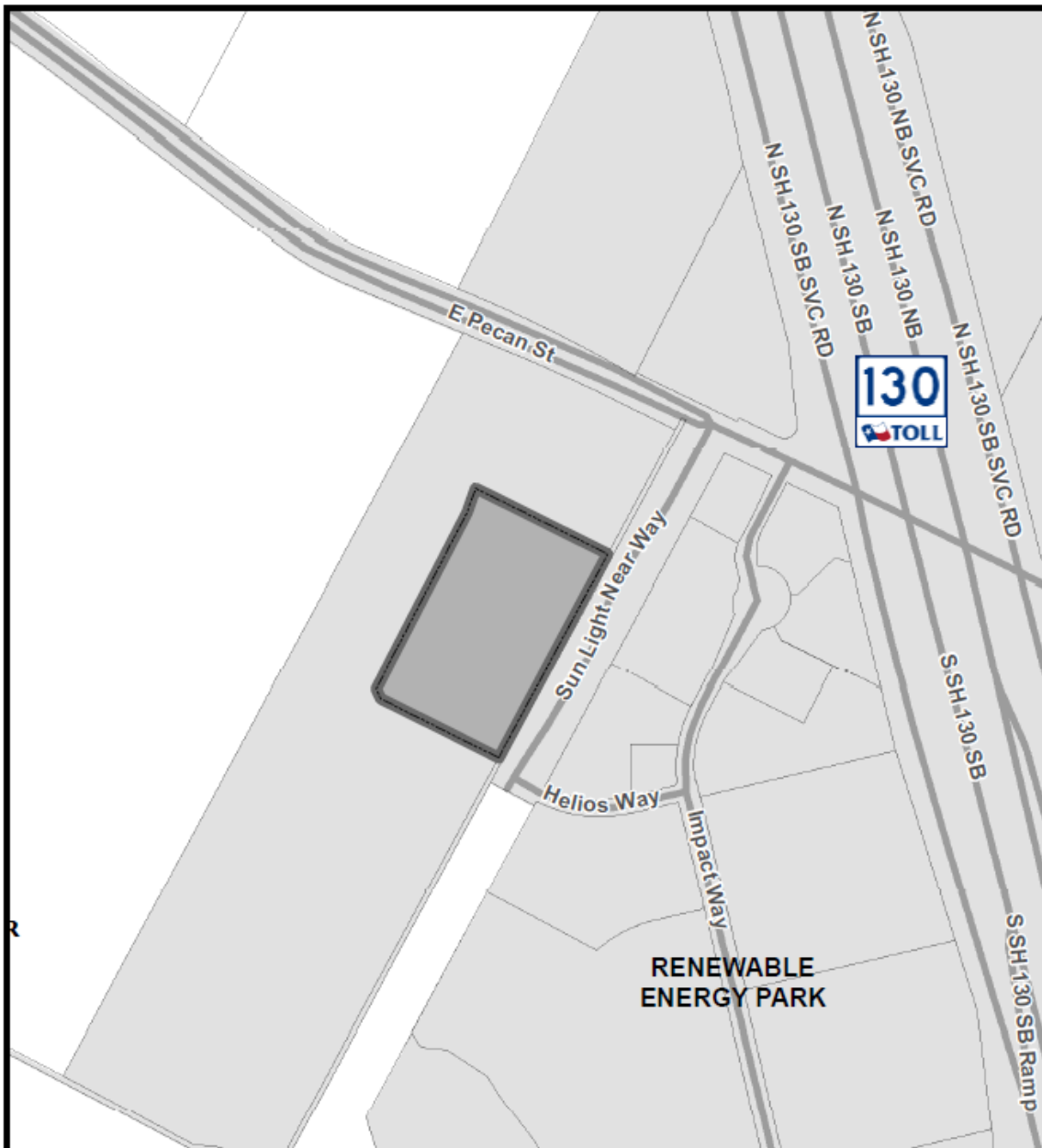
The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.






ATTACHMENTS:

- Location Map
- Lot 3, Block A Timmerman Subdivision (separate attachment)

FINAL REPORT

LOCATION MAP:



<p>Lot 1 Block A Timmerman Sub.</p> <hr/> <p>Case Number: FP1607-05</p> <hr/> <p>7/25/2016</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETJ <p style="text-align: right;">0 200 400 800 Feet</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">↑</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;"> PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p> 
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