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**FINAL REPORT**

<b>Planning &amp; Zoning:</b>	5/6/2013	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2013-1884	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.:</b>	PP1302-03	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Consider a Preliminary Plat for Pfairway Park, a 14.5-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, in Pflugerville, Texas.

**LOCATION:**

The property is a 14.5-acre lot in the northwest portion of the city, east of A.W. Grimes Blvd behind a small office park and west of Schultz Ln, behind the Pflugerville Heights residential subdivision.

**ZONING:**

The property was recently rezoned from Agriculture/Conservation (A) to the Pfairway Park Alternative Land Use Regulation (ALUR). The approved ALUR permits a 69 lot single-family, infill development with a blend of design requirements established for the Single Family Suburban (SF-S) and Single Family Urban (SF-U) zoning districts. The Single Family Suburban (SF-S) district will be used as a base zoning district for land uses with modified bulk and design standards.

Adjacent	Base Zoning District	Existing Land Use
North	NA – Round Rock ETJ	Unimproved agricultural land, apartments
South	GB1 and LI	Office park and unimproved land
East	SF-S	Single family neighborhood
West	NA – Round Rock ETJ	Industrial container storage

**BACKGROUND:**

The proposed preliminary plan is for Lot 3, Block A of the Pfairway Office Park subdivision which was originally platted in 2005. Lot 3 is located behind Lots 1 and 2, which have direct frontage along A.W. Grimes Blvd. Lot 3 was originally intended to be developed into a small golf course behind the office park on Lot 1 and connected to a neighboring golf driving range in Round Rock’s ETJ. As part of the original subdivision platting process, a variance was granted by the City Council to allow the platting of Lot 3 without public street frontage, provided a 12-ft wide paved access was constructed to connect Lots 1 and 2 with Lot 3. A 50-ft wide access easement was established with the final plat and the paved access was established with the first phase of the office park. Neighboring the subdivision to the east is the Pflugerville Heights residential subdivision containing a local street, Violet Blue Drive, which stubs into the property and will be extended into the proposed subdivision.

The proposed preliminary plan is consistent with the Pfairway Park ALUR Regulating Plan (Ordinance No. 1138-13-04-09) and contains 69 single family detached residential lots, 2 private open space/landscape lots and a detention lot. As permitted in the Pfairway Park Development Code, the single family lots have a minimum lot width of 40 feet (32 feet if cul-de-sac lots), minimum lot depth of 115 feet and minimum lot area of 5,000 square feet. Approximately 80% of the lots have a lot area between 5,400 and 7,000 square feet with the remaining

20% greater than 7,300 square feet. The landscape lots and detention lot will be owned and maintained by the HOA.

**COMPREHENSIVE PLAN:**

The Land Use Plan identifies this area to have low to medium density residential, with up to 6 units per acre. The proposed single family development has a density of approximately 4.9 units per acre. According to Goal 1 of the Land Use and Development Character chapter, “The supply, location, and type of housing will be diverse in order to meet the projected needs of the Pflugerville community in 2030, create a balanced community, and ensure residents have housing options for all phase of their lives”. The proposed development is consistent with the Comprehensive Plan.

**TRANSPORTATION:**

The proposed development will obtain access from Violet Blue Drive in the Pflugerville Heights subdivision and through a public access easement between Lot 1 and Lot 2, established through a subdivision variance with the Pfairway Office Park final plat. The number of single-family lots does not meet the minimum threshold to require a Transportation Impact Analysis. A private agreement is being negotiated between the property owners of Lots 1-3 Pfairway Office Park to further clarify perpetual maintenance responsibilities of the easement. The recorded agreement will be referenced on the future final plat.



**WATER AND WASTEWATER:**

The proposed subdivision is within the City of Pflugerville Certificate of Convenience and Necessity (CCN) for water service and Windermere Utility for wastewater service. A wholesale wastewater agreement between the City of Pflugerville and Windermere Utilities was established in 2005 to provide 145 Living Unit Equivalents (LUE) for wastewater service to the subject site and surrounding property. An amendment to the agreement is currently being negotiated in order to provide additional LUE's to serve the proposed subdivision. If an amendment is not established, a total of ten (10) building permits may be withheld.

**PARKS:**

The development will contain 69 single-family lots, which will require 1.38 acres of public parkland. The Parks and Recreation Commission considered the development on February 21, 2013 and recommended approval of a \$51,750 fee in lieu of public parkland for the proposed development. Fee in lieu will be provided with the final plat.

According to the ALUR, the detention lot is proposed to be designed to include a covered pavilion, seating, landscaping and play elements that will be owned and maintained by the HOA. In addition, 2 corner lots totaling .15 acres are proposed as open space with landscaping, trees and benches for the residents. All non-residential lots will be owned and maintained by an HOA.

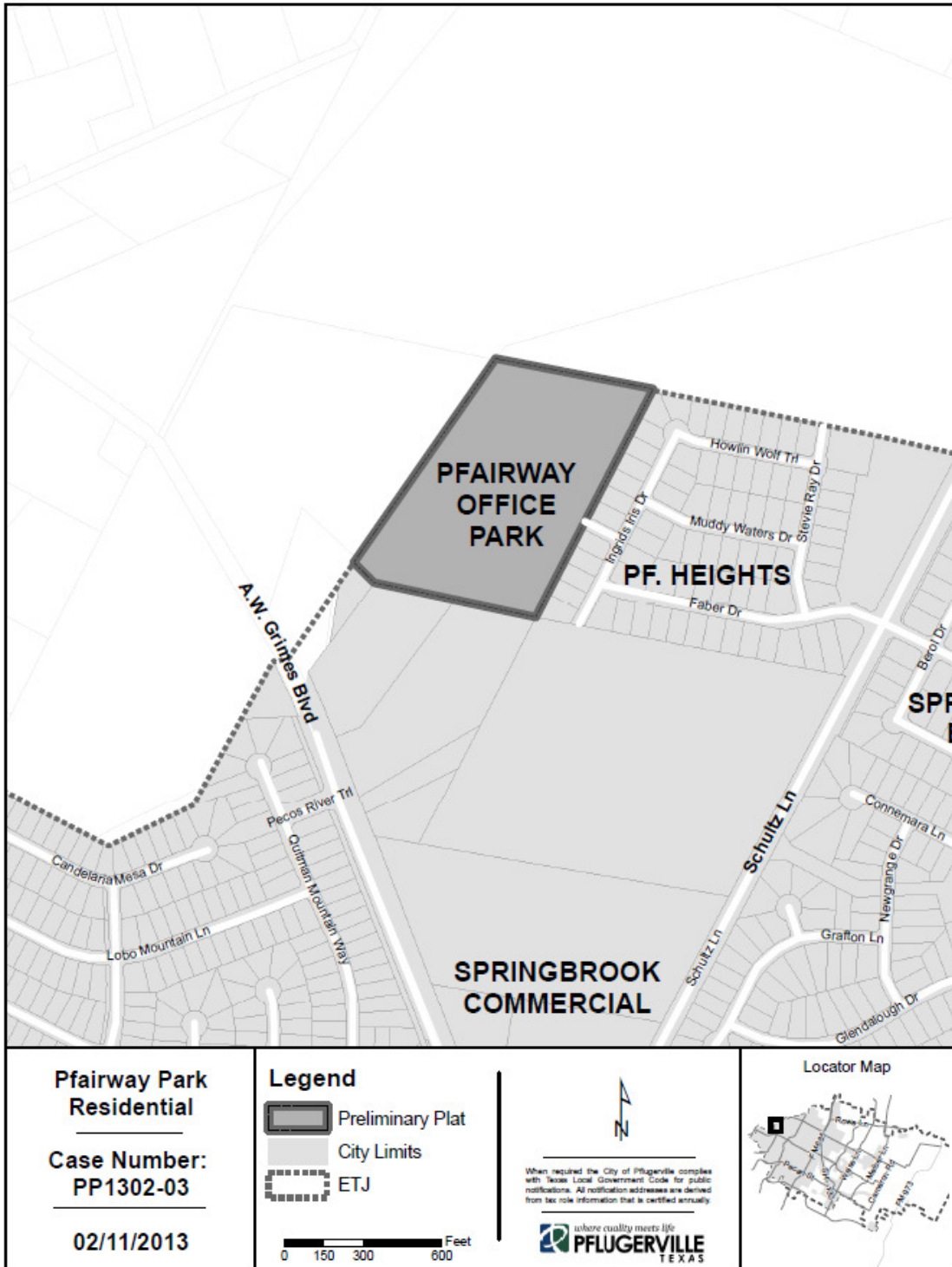
**STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum requirements and staff recommends approval of the Pfairway Park preliminary plat.

**ATTACHMENTS:**

- Location Map
- Pfairway Office Park Subdivision Plat (original subdivision)
- Pfairway Park Preliminary Plat (separate attachment)

**LOCATION MAP:**





**ORIGINAL SUBDIVISION PLAT:**

