

**STAFF REPORT**

<b>Planning and Zoning:</b>	2/3/2020	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-7921	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1910-03	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Pflugerville Apartments; a 40.360-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, Texas. (PP1910-03)

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**LOCATION:** The property is located along the west side of Pfluger Farm Ln, generally southwest of the Pfluger Farm Ln and Town Center Dr intersection, between the Highland Park single-family neighborhood and Pfluger Farm Ln.

**ZONING:** Pflugerville Farms Planned Unit Development (PUD)

**ANALYSIS:**

The preliminary plan proposes to establish a total of five lots with land uses consistent with the recently approved Pflugerville Farms Planned Unit Development (PUD) (ORD No. 1396-19-06-25). Lots 1 and 2 are planned for future multi-family, while the use for Lot 3 is undetermined at this time but limited in land use per the PUD. Lots 4 and 5 are to be dedicated as public parkland.

**TRANSPORTATION:**

No public roads or right of way is required with this subdivision. As described in the PUD, a private street with public access will be extended from Pfluger Farm Ln. to the individual lots with the first phase of development. Sidewalk will be provided along both sides of the private street and throughout the development to provide enhanced pedestrian access.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville. Any extensions of public lines necessary to serve all lots will be included in the preliminary plan and easements will be required if located outside of the public right of way.

**PARKS:**

Lots 4 and 5 are proposed for public parkland purposes and will be accessed through connections to existing parkland in the Highland Park neighborhood to the north and through the public access easement provided over Lot 3. Both lots consists primarily of floodplain and as provided in the recently approved PUD, a fee in lieu will be provided for the deficit in creditable land dedication. A hike and bike trail will be extended through the lots to provide a future connection to the park and trail system. The configuration and area of the parkland, hike and bike extent, and fee in lieu are consistent with the recently approved Pflugerville Farms Planned Unit Development (PUD). If Lot 3 is developed with a residential use, the parkland will be determined at that time.

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**STAFF RECOMMENDATION:**

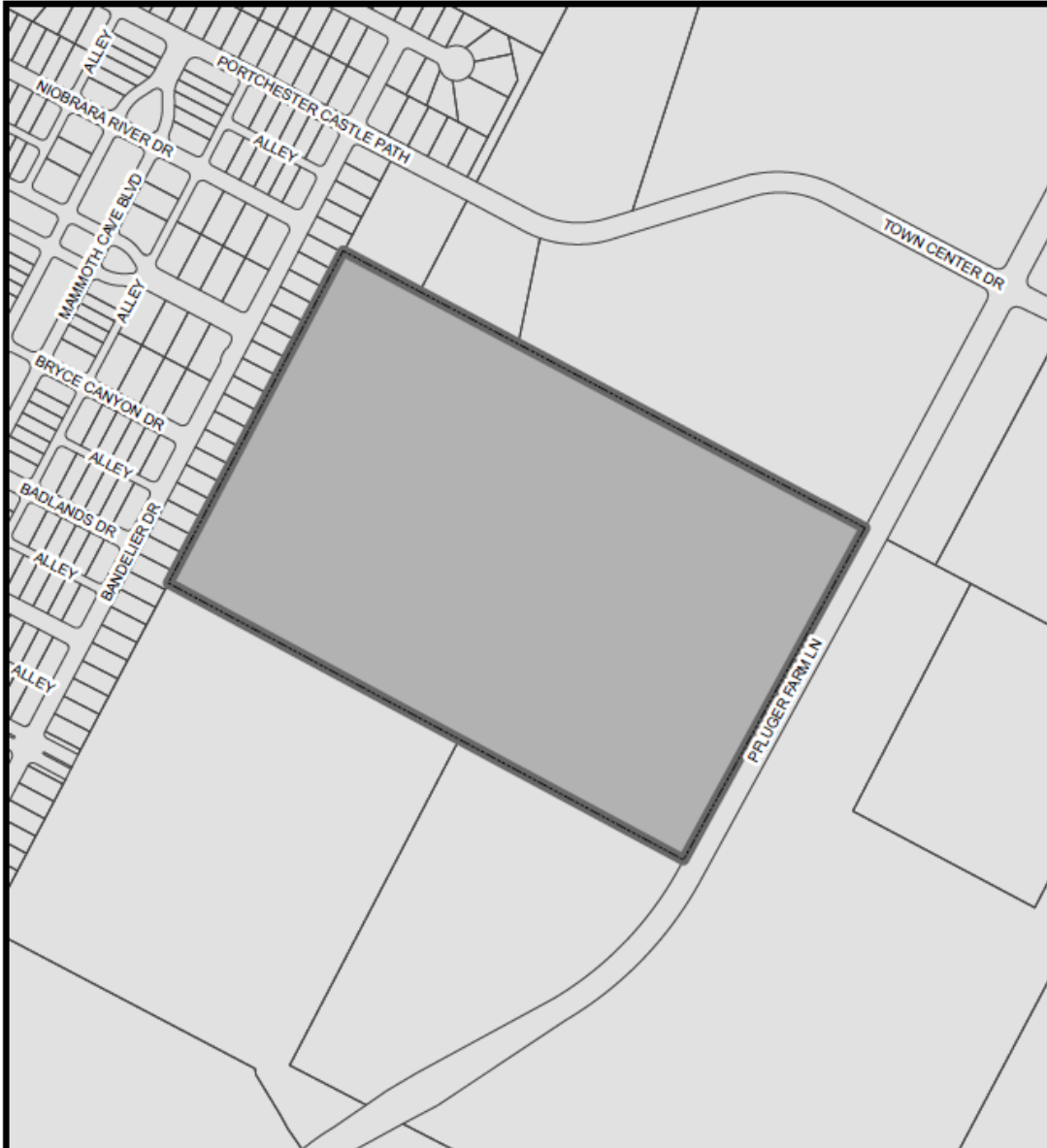
The preliminary plan meets minimum state and local requirements and Staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Pflugerville Apartments Preliminary Plan

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**LOCATION MAP:**



<p><b>Pflugerville Apartments</b></p> <hr/> <p><b>Case Number: PP1910-03</b></p> <hr/> <p><b>10/9/19</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> ETJ</li> <li> City Limits</li> </ul> <p style="text-align: center;">0 100 200 400 Feet</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;"></p>	<p style="text-align: center;">Locator Map</p>
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