

STAFF REPORT

Planning and Zoning:	8/1/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-5082	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1602-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for the Village on Legacy Subdivision; a 17.659 acre tract of land out of the E. Bebee Survey No. 5, Abstract 53 in Pflugerville, TX. (PP1602-01)

LOCATION:

The property is a triangular shaped tract located along the north side of Pfennig Ln., generally northeast of the Pfennig Ln and Swenson Farms Blvd intersection. Existing single family developments are located to the west, southeast, and northeast, and a portion of the Gilleland Creek Park is located along the south side of Pfennig Ln.

ZONING:

The property is zoned Single Family Mixed Use (SF-MU) District.

ANALYSIS:

The proposed development will consist of 85 single family lots, 2 landscape lots, and 1 open space lot. FEMA floodplain currently encompasses the southwest corner of the development, and will be located within a temporary drainage easement until such time that a floodplain study has been approved by FEMA to consolidate the floodplain into the open space lot.

An existing tree line and hike and bike trail is located along the western lot line. During the rezoning public hearings in 2015, residents expressed concern about losing the existing tree line. In order to ensure the trees are protected, a 10-ft tree landscape easement has been created along the west property line, within the open space lot.

TRANSPORTATION:

Access into the development will be from one public street intersection with Pfennig Ln. A road stub is provided in the northwest corner of the property, to provide an opportunity for potential future connection with White Poplar to the west. Typical 4-ft wide sidewalk will be provided along both sides of all streets. A 6-ft wide sidewalk will provide a connection with the hike and bike trail at the northwest and southwest corners of the property, and with the public sidewalk along Pfennig Ln at the southeast corner of the property.

UTILITIES:

The development will be served by City of Pflugerville water and wastewater, currently located at the property.

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PARKS:

With the proposed development of 85 single family lots, 1.683 acres of land or an equivalent of \$73,311.48 is required, in addition to the park development fee of \$63,325. The parkland fee in lieu option has been approved by the Parks and Recreation Director and both fees will be provided with the final plat.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements, and staff recommends approving the Village on Legacy Subdivision Preliminary Plan.

ATTACHMENTS:

- Location Map
- Village on Legacy Subdivision Preliminary Plan (separate attachment)

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LOCATION MAP:

