

STAFF REPORT

Planning & Zoning:	10/3/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-4989	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	FP1605-03	Phone:	512-990-6300

SUBJECT: Approving a final plat for Heritage Lakes at Pflugerville, consisting of two tracts totaling approximately 31.439 acres out of the Edward Flint Survey No. 11, Abstract Nos. 11 and 277, located generally southwest of the Weiss Ln and Kelly Ln intersection in Pflugerville, Travis County, Texas. (FP1605-03)

LOCATION: The property is located along the south side of Kelly Ln, generally southwest of the Kelly Ln and Weiss Ln intersection.

ZONING: The property was recently rezoned from Agriculture/Conservation (A) to Retail (R) district (Ordinance No. 1238-15-11-24). Within the Retail district low to medium density residential uses through a condominium or townhome development can be considered, while also offering opportunities for non-residential development that serves the immediate neighborhoods.

REQUEST:

The final plat consists of 1 lot, and a public street. The proposed development is planned to be developed as a cohesive development, providing multiple medical and retail services as well as living environments tailored toward seniors. Further divisions are anticipated in the future when the total square footage for each use is further refined.

Multiple wet ponds (maintained surface pond elevation) are proposed to address the subdivision's drainage and stormwater, as well as enhance the aesthetics of the development. The ponds are located in drainage easements that will be privately maintained by a property owner's association.

The 100-year floodplain is located along the southern extent of the subdivision and is contained within a drainage easement. As depicted on the final plat, the existing floodplain is located within a temporary drainage easement until the effective date of the Federal Emergency Management Agency (FEMA) approved Letter of Map Revision (LOMR).

Trees on the property are within the southern portion of the property, and located within the existing and proposed floodplain. The trees will be protected.

TRANSPORTATION:

A new collector level public street (60-ft right of way) is proposed to intersect with Kelly Ln and provide primary access into the subdivision. The street will terminate at the south end of the property in a cul-de-sac. Joint use driveway easements are proposed at the west and east ends of the development in order to

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account for driveway spacing and provide connections to adjacent tracts. A six-foot wide sidewalk will be constructed along both sides of the new street, and along the subdivision side of Kelly Ln.

As noted on the preliminary plan, current assumptions for land uses indicate a Traffic Impact Analysis (TIA) is not required at this time. As individual uses are finalized, an update to the assumptions may be required and subsequently result in a cumulative trip generation that warrants further analysis or a TIA in the future.

UTILITIES:

The subdivision is located within Manville Water Corporation Certificate of Convenience and Necessity (CCN) for water and the City of Pflugerville for wastewater. Retail water and wastewater service for the development will be provided by both CCN holders.

PARKS:

Approximately 52 senior cottages (detached) and 90 independent living units (attached) were anticipated in the development with the preliminary plan. As noted within the parkland summary on the preliminary plan, the required parkland for both types of residential developments is 2.2 acres of land and a park development fee of \$83,380. As the residential component is further defined, the parkland dedication and fees will be assessed and paid.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

- Location Map
- Heritage Lakes at Pflugerville Final Plat (separate attachment)

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LOCATION MAP:

