

STAFF REPORT

Planning and Zoning:	12/5/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-5332	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1512-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Vine Creek, a 147.153-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 in Travis County, Texas.

LOCATION:

The property is located generally at the northwest corner of Cele Rd. and Melber Ln.

ZONING:

The property was annexed into the City of Pflugerville in 2006 (ORD No. 853-06-12-12) and rezoned to the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) districts in November 2015.

ANALYSIS:

The property is currently unimproved and bound by Cele Rd along the south and Melber Ln along the east. LCRA overhead transmission power lines are located on the adjacent tract, but generally along the west and northwest boundaries of the property. Two existing drainage areas with floodplain generally break up the property into northwest, northeast and south developable pods.

The proposed development utilizes the new SF-R and SF-MU zoning districts to establish a new single family detached neighborhood with 501 proposed lots containing a variety of lot sizes. Approximately 127 acres of the development is zoned SF-R, which allows a single family detached development with greater than 50 acres to have a minimum lot width of 50 feet provided at least 25% of the lots have a minimum 7,500 sq. ft. lot area, a minimum of 10% of the lots have a minimum 9,000 sq. ft. lot area, and the remainder be equal to or greater than 6,250 square feet. The majority of lots within the SF-R zoned area have a lot width of 50 feet and provide varying lot depths to comply with the minimum lot area requirements.

Approximately 20-acres in the southeast corner of the development is zoned SF-MU, which allows single family detached lots to have a minimum width of 40 feet and minimum lot area of 5,000 square feet. Approximately 126 lots are proposed in this configuration.

The floodplain and main drainage areas have been identified as public park/drainage easement lots in the subdivision and will consist of 8 different lots. These lots will be conveyed to the City of Pflugerville as open space/parkland, but general landscape maintenance is planned to be through the homeowner's association. An additional 11 open space/landscape lots are provided as a buffer to the single family lots from the boundary streets and as enhancements along the main entrances. These areas are planned to have the subdivision perimeter fencing, landscaping and will be maintained by the homeowner's

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association. A private park lot with amenities is proposed in the central portion of the development and will contain a private amenity center maintained by the homeowner's association.

TRANSPORTATION:

Cele Rd and Melber Ln are currently two-lane, predominantly county roadways with roadside ditches. An approximate 1,300 linear foot segment of Cele Rd was included in the 2006 annexation. The proposed development includes right of way dedication to assist in the future expansion and straightening of Cele Rd and Melber Ln to four lane, divided arterial sections.

A TIA was provided with the preliminary plan which analyzed the proposed development's impact on the neighboring road infrastructure, suggested improvements, and identified the development's pro-rata share toward those improvements. The pro-rata share will be paid to the entity where the intersection is located with the applicable phases, and will be paid prior to the plat approvals. Both Travis County and the City of Pflugerville have approved the TIA.

UTILITIES:

The property is located within the Manville Certificate of Convenience and Necessity (CCN), therefore Manville will be the water provider to the development. Wastewater service will be by the City of Pflugerville. Per previous agreements, this property was allowed to utilize the central plant for wastewater service. A lift station is proposed in the eastern portion of the development, near Melber Ln, and will provide the infrastructure necessary to pump wastewater via force main to Weiss Ln. Off-site easements for that infrastructure will be required prior to the first final plat being considered.

PARKS:

Approximately 10 acres of public parkland is required given the number of single family residential lots. The development includes a total of 29 acres of parkland, of which 18.6 acres are considered "uplands" which is out of the 100 year floodplain. Public amenities are proposed near the private amenity center, and will be provided to meet the park development fee. The Parks and Recreation Commission considered the request on June 16, 2016 and recommended approval.

TREES:

A tree survey is provided in the preliminary plan and identifies several protected trees within the subdivision. Many trees are proposed to be removed and as noted/depicted in the preliminary plan, mitigation is proposed on-site.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum state and local requirements, and staff recommends approving the Vine Creek Preliminary Plan.

ATTACHMENTS:

- Location Map
- Vine Creek Preliminary Plan (separate attachment)

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LOCATION MAP:

