

STAFF REPORT

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| Planning and Zoning: | 12/5/2016 | Staff Contact: | Jeremy Frazzell, Senior Planner |
| Agenda Item: | 2016-5372 | E-mail: | jeremyf@pflugervilletx.gov |
| Case No. | PP1605-03 | Phone: | 512-990-6300 |

SUBJECT: Approving a Preliminary Plan for Timmerman Subdivision, a 72.90-acre tract of land out of the Taylor S. Barnes Survey No. 46, Abstract No. 67 and William Caldwell Survey No. 66, Abstract No. 162 in Pflugerville, Texas.

LOCATION:

The proposed subdivision is located southwest of the Sun Light Near Way and E. Pecan Street intersection, in the city limits.

ZONING:

The property was annexed in 2015 and subsequently zoned Agriculture/Conservation (A). In 2015, the property was rezoned to Corridor Urban Center Level 5 (CL5) (ORD No. 1234-15-10-27). Prior to voluntary annexation, the developer and the city entered into a development agreement to address the development of the property, including the extension of public infrastructure.

ANALYSIS:

The preliminary plan consists of 13 total lots, with one lot planned immediately for a multi-family use. The remaining lots are anticipated to have restaurant, retail, office, and office/warehouse land uses. A large drainage easement is provided in the southeastern portion of the tract and planned as a regional detention for the development.

TRANSPORTATION:

Access within the subdivision will be from Biltmore Avenue and Helios Way, two streets that were platted separately and are being constructed by the City in accordance with the development agreement. As noted on the preliminary, the proposed lots are not planned to have access from E. Pecan Street or Sun Light Near Way, and will be limited to proposed access points between specified lots in order to meet driveway spacing requirements. A Transportation Impact Analysis (TIA) was provided with the preliminary. The TIA identifies improvements needed in the area and the associated pro-rata share by the developer for those improvements. Pro-rata share and any additional right of way dedication will be required prior to the recordation of the applicable final plats.

A six (6) foot wide sidewalk will be provided along both sides of Biltmore Avenue, and the north side of Helios Way. The sidewalk along the east side of Biltmore Avenue will be installed at time of road construction, while the west side of Biltmore Avenue and north side of Helios Way will be constructed with the development of each lot. A ten (10) foot wide trail will be provided along the south side of Helios Way, and will be installed at time of road construction.

STAFF REPORT

UTILITIES:

Water and wastewater utility service will be provided by the City of Pflugerville. The wastewater utility will be constructed by the developer, while the City of Pflugerville will be constructing the water lines during the construction of the Helios Way Capital Improvement Project.

PARKS:

A multi-family land use is anticipated to be include within the subdivision. Based on an anticipated 254 units, approximately three (3) acres of parkland and parkland development fee of \$125,984 is required. On November 17, 2016, the Parks and Recreation Commission approved a request for fee in lieu of parkland given proximity to existing parkland. The fee in lieu of land will be required prior to the final plat being considered by Planning and Zoning Commission, while a bond for the park development fee will be required prior to the final plat being recorded. The development fee may be reduced based on the amenities constructed within the multi-family project. Any fee not credited will require the bond to be converted and fee paid prior to close out of the site development permit.

TREES:

A tree survey is provided within the preliminary plan and identifies several protected trees within the subdivision. Any trees proposed to be removed will require conformance with Subchapter 12 of the Unified Development Code, including a mitigation plan prior to their disturbance.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Timmerman Subdivision Preliminary Plan.

ATTACHMENTS:

- Location Map
- Timmerman Subdivision Preliminary Plan (separate attachment)

STAFF REPORT

LOCATION MAP:

