

STAFF REPORT

Planning and Zoning:	7/17/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2017-5998	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1604-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Shops at 685 Revision #1, an approximate 64.257-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689 in Pflugerville, Texas.

LOCATION:

The proposed subdivision is located generally northwest of the FM 685 and E. Pflugerville Pkwy intersection, along the west side of FM 685.

ZONING:

The property is zoned Corridor Urban Level 4 (CL4), which allows for a mixture of commercial and residential land uses. The proposed preliminary plan is anticipated to have restaurant and commercial retail type land uses, similar to what is provided with Phase 1.

ANALYSIS:

The parent tract for the Shops at 685 is an approximate 64-acre tract of land that is bound by E. Pflugerville Pkwy to the south, the Stone Hill Town Center shopping development to the north, floodplain associated with a tributary of Wilbarger Creek to the west, and FM 685 to the east. In 2015, the Shops at 685 preliminary plan was approved established primarily for Phase 1, which included a conceptual master plan for the remainder of the parent tract. The proposed preliminary plan is for Phase 2 of the original Shops at 685 preliminary plan, which was approved in 2015 and included 3 total lots.

Within Phase 2, a total of 14 lots are proposed with 9 lots having frontage along FM 685, 2 lots having frontage along Geraldine Drive, and 3 lots having frontage along an extension of Terrell Lane. A private access easement is planned between Lots 5 and 6, Block 1 to provide a connection between FM 685 and Terrell Lane extension, similar to what is existing in Phase 1. An additional private access easement is proposed on Lot 3, Block 3.

Floodplain encompasses a large portion of Phase 4 and 5 and is anticipated to be further studied through the FEMA process in order to reclaim some of the floodplain area. In addition, each final plat will be required to further study the floodway in accordance with the floodplain ordinance. The FEMA process will be pursued with applicable final plats.

TRANSPORTATION:

Right of way dedication in accordance with the Master Transportation Plan has been provided along the eastern extent of the tract, with a decel lane provided on southbound FM 685 at the Geraldine intersection. The proposed locations for street and driveway intersections have been approved by the

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City of Pflugerville, however FM 685 is a TxDOT roadway and their approval is required. Should the locations not be approved, or require realignment, a revision to the preliminary may be required.

A TIA for the parent tract was provided with this preliminary plan and identified transportation improvements to the area, including the installation of a traffic signal at Geraldine Drive and FM 685, as well as dedicated turning lanes. The developer's pro-rata share and timing for payment at final plat as established in the TIA has been noted on the preliminary plan.

UTILITIES:

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

PARKS:

At this time, no residential development is proposed and therefore no public parkland dedication has been identified within the preliminary plan. If a residential land use is proposed in the future, park land dedication or fee in lieu will be required. At that time, the preliminary plan will have to be revised to reflect the changes.

The hike and bike trail reflected in the trails master plan along Wilbarger Creek and tributary has been reflected on the preliminary plan. A note was included to identify the extent of the trail is to be constructed incrementally with the development of Phase 5, with the final alignment to be determined by the Parks and Recreation Director.

TREES:

A significant number of trees are on-site and are primarily located in the floodplain. The majority of trees are planned for protection, however if a protected tree needs to be removed, a tree mitigation plan in accordance with Subchapter 12 of the Unified Development Code, will be required prior to disturbance.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Preliminary Plan for Shops at 685 Revision #1.

ATTACHMENTS:

- Location Map
- Preliminary Plan for Shops at 685 Revision #1 (separate attachment)

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LOCATION MAP:

