

STAFF REPORT

Planning and Zoning:	11/6/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Dir.
Agenda Item:	2017-6285	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1706-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for The Pecan District, Section 1 consisting of approximately 9.3-acres of land out of the John Van Winkle Stuart Survey, Abstract No. 786 in Travis County, Pflugerville, Texas.

LOCATION:

The proposed final plat is located generally northwest of the S. Heatherwilde Blvd and Old Austin Pflugerville Rd intersection.

ZONING:

The property is zoned as Planned Unit Development (PUD) district and known as The Commons at Heatherwilde and Pecan Planned Unit Development (PUD), approved in Ordinance No. 1280-16-08-23. The PUD allows for a mixture of commercial and residential land uses in a dense, vertical mixed-use type environment.

ANALYSIS:

The proposed final plat is part of Phase 1A of The Pecan District preliminary plan, and is the first phase of the development. The proposed final plat includes one lot known as Lot 1, Block B, which will contain private development and a private street connecting the east/west segment of Old Austin Pflugerville Rd at the southwest end of the plat, to the north/south segment of Old Austin Pflugerville Rd at the east end of the plat. A public access easement is proposed to contain future civic space amenities.

TRANSPORTATION:

Based on the current cross section of S. Heatherwilde Blvd and the current cross section for arterial streets in the Master Transportation Plan, a 5-ft right of way dedication is needed along the west side of S. Heatherwilde Blvd. Per the cross section in the Master Transportation Plan, the additional 5-ft dedication is intended to provide for pedestrian improvements. The applicant will be establishing the sidewalk and landscape area within the development adjacent to S. Heatherwilde, therefore in lieu of right of way land dedication, the applicant has provided a 10-ft public utility easement (PUE) and access easement along the east side of the lot in order to establish the intent of the additional right of way, without requiring the formal dedication. A small segment of S. Heatherwilde Blvd right of way has been provided in the southeast corner of the plat.

A TIA for the parent tract was provided with the preliminary plan and identified transportation improvements to the area. According to the TIA, Phase 1A requires pro-rata share toward a new traffic signal at Heatherwilde Blvd and Settlers Valley Dr, pro-rata share toward a new traffic signal at Heatherwilde Blvd and Olympic Dr, and 100% for northbound and southbound protected/permissive

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phasing improvements at Heatherwilde Blvd and W. Pecan St (requires coordination with TxDOT), and 100% share toward a new northbound left turn lane on Heatherwilde Blvd.

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. An extension of wastewater will be required to provide service to the lot.

PARKS:

The concept for how parkland is to be addressed with this development was reviewed and approved with the PUD ordinance. As noted in the ordinance, parkland within the development will consist primarily of urban streetscape improvements consisting of sidewalks and pocket open spaces with improvements intended to create civic spaces. The half-acre access easement included within Lot 1 will be civic space as outlined in the PUD ordinance. Civic space improvements are not defined at this time but will be added with the development of the property.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Pecan District, Section 1 Final Plat.

ATTACHMENTS:

- Location Map
- Pecan District Final Plat (separate attachment)

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LOCATION MAP:

