

STAFF REPORT

Planning and Zoning:	5/7/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2018-6758	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1801-05	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Stone Hill at Pfluger Farm Phase 1, a 25.73-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 Pflugerville Pkwy and Pfluger Farm Ln intersection, along the west side of Pfluger Farm Ln.

ZONING:

The property is zoned Corridor Urban Level 4 (CL4), which allows for a mixture of commercial and residential land uses.

REQUEST:

The final plat consists of Phase 1 which includes Lot 1, Block A, Lot 2, Block B, and the eastward extension of Kingston Lacy Blvd from its current terminus in the Highland Park neighborhood to Pfluger Farm Lane. Lot 1, Block A is a 17.4-acre lot located northwest of the Pfluger Farm Lane and Kingston Lacy Blvd intersection, planned for the multi-family land use that was approved through the Stone Hill Luxury Apartments Specific Use Permit in 2017 (ORD No. 1322-17-10-24). Lot 2, Block B is a 6.73-acre lot that is planned for the parkland dedication associated with the 300 unit apartment project planned for Lot 1, Block A.

TRANSPORTATION:

Right of way dedication for the eastward extension of Kingston Lacy Blvd has been provided per the Master Transportation Plan. Construction of the extension is planned with Phase 1 of the development.

A TIA was provided with the preliminary plan and identified transportation improvements to the area per phase. Recommended improvements for Phase 1 include signal timing adjustments and turn lane improvements. The Phase 1 pro-rata will be addressed prior to recordation.

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. Extension of public lines in the Kingston Lacy Blvd extension were included in the preliminary plan and will be constructed with Phase 1 public improvement plans.

PARKS:

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As noted on the preliminary plan and approved by the Parks and Recreation Commission on January 18, 2018, public parkland associated with the multi-family development on Lot 1, Block A will be provided as Lot 2, Block B, located along the south side of the Kingston Lacy Blvd extension. As designed, the lot is 6.73 acres and contains 5.86 acres of the Wilbarger Creek floodplain and 0.87 acres outside of the floodplain. Per the Unified Development Code, floodplain can be credited up to 50% of the required parkland dedication, therefore total creditable parkland in Lot 2, Block B is 2.85 acres, resulting in a deficiency of 1.11 acres. A fee in lieu is to be provided for the deficiency in parkland with the Phase 1 final plat.

A segment of hike and bike trail extending from Mammoth Cave Blvd in the Highland Park neighborhood to Pfluger Farm Lane is proposed to account towards the park development fee associated with the anticipated multi-family project. Additional on-site improvements are anticipated on Lot 1, Block A to account for the required park development fee. Any deficiency will be addressed at time of site development and fiscal security for the park development fee will be provided prior to final plat recordation.

STAFF RECOMMENDATION:

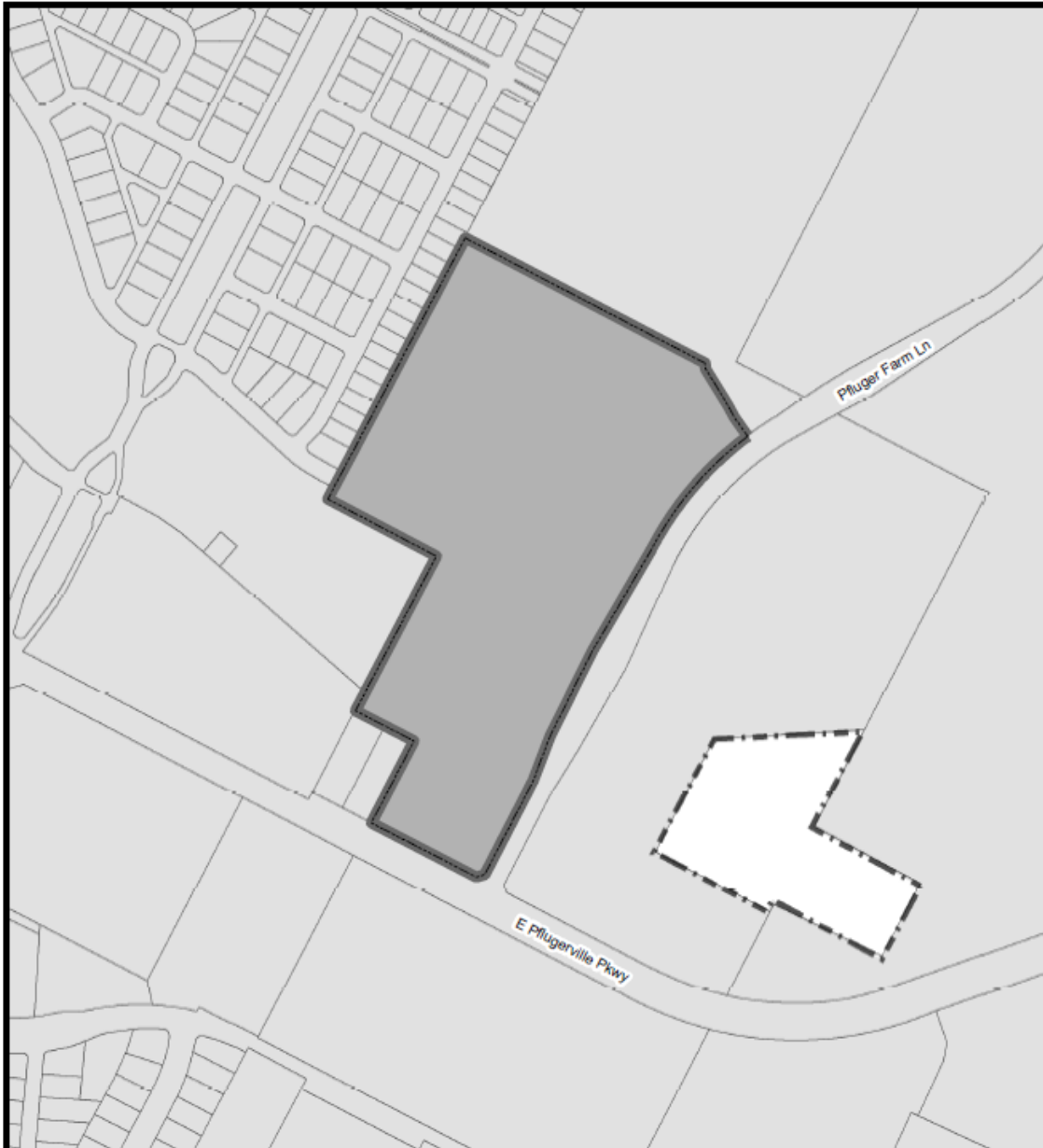
The final plat meets the minimum state and local requirements and is consistent with the preliminary plan. Staff recommends approval.






ATTACHMENTS:

- Location Map
- Stone Hill at Pfluger Farm Phase 1 Final Plat (separate attachment)

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LOCATION MAP:



<p>Stone Hill @ Pfluger Farm</p> <p>Case Number: FP1801-05</p> <p>1/29/2018</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 175 350 700 Feet</p>	<p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p><i>where quality meets life</i> PFLUGERVILLE TEXAS</p>	<p>Locator Map</p> 
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