

STAFF REPORT

Planning and Zoning:	5/7/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Dir.
Agenda Item:	2018-6757	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1712-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Stone Hill at Pfluger Farm, an approximate 67.95-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.

ANALYSIS:

The preliminary plan contains four lots, two reserve tracts including a future extension of Walnut Canyon Blvd, and a planned extension of Kingston Lacy Blvd to Pfluger Farm Lane. The subdivision is anticipated to be developed in three phases.

Phase 1 will include 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.

Phase 2 is proposed to include two lots located generally southwest of the Pfluger Farm Lane and Kingston Lacy Blvd intersection, on both sides of the parkland lot. Lot 1, Block B is a 3.51-acre lot located at the northwest corner of E. Pflugerville Pkwy and Pfluger Farm Lane intersection. Lot 3, Block B is a 1.57-acre lot located along the south side of Kingston Lacy Blvd extension. Land uses on the two lots are anticipated to be non-residential but are speculative at this time.

Phase 3 is a reserved area located between Lot 1, Block A and the northern extent of the boundary of this preliminary plan. A future extension of Walnut Canyon Blvd is depicted to extend from its current terminus in the Highland Park subdivision and extending eastward to Pfluger Farm Lane. The proposed alignment is based on the current Master Transportation Plan but may need to be adjusted in the future. Two reserve tracts are proposed on either side of the Walnut Canyon Blvd extension. A revision to this preliminary plan will be required when development is proposed in Phase 3.

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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 future extension of Walnut Canyon Blvd is reflected in Phase 3, within the reserved section of the preliminary plan. In the future when development is pursued in Phase 3, a revision to the preliminary plan will be needed to solidify the alignment and establish any additional right of way, should that be needed.

A TIA was provided with the proposed preliminary plan and identified transportation improvements to the area per phase. Recommended improvements include signal timing adjustments, turn lane improvements, as well as future traffic signals in the area (Pflugerville Pkwy and Pfluger Farm Ln; Town Center Dr. and Pfluger Farm Ln; and FM 685 and future Geraldine Dr). The development's pro-rata has been determined in the TIA and will be addressed at time of plat recordation for the respective phase.

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 has been included in the preliminary plan. As Phase 2 and Phase 3 are pursued for development, any public extensions necessary to serve those areas will require a revision to the preliminary plan.

PARKS:

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.

TREES:

A tree survey was provided with the preliminary plan, which identifies a significant number of trees 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.

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STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Preliminary Plan for Stone Hill at Pfluger Farm.

ATTACHMENTS:

- Location Map
- Preliminary Plan for Stone Hill at Pfluger Farm (separate attachment)

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LOCATION MAP:

