

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/5/2018	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2018-7157	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1803-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Pfluger Haus, an approximate 99.654-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689 in Pflugerville, Texas. (PP1803-02)

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**LOCATION:**

The proposed subdivision is located generally northeast of the E. Pflugerville Pkwy and Pfluger Farm Lane intersection, along the east side of Pfluger Farm Lane.

**ZONING:**

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

**ANALYSIS:**

The preliminary includes approximately 100 acres of land located between the east side of Pfluger Farm Lane and the floodplain tree line just west of Terrell Lane. The land extends from E. Pflugerville Pkwy at the southern end to the northern boundary which abuts the Stone Hill Town Center shopping center drainage area and detention pond at the northern boundary. The land currently is used as rangeland and includes the east/west segment of Wilbarger Creek, an unnamed tributary of Wilbarger Creek, and the original Pfluger House property. Trees are found throughout the site, primarily within the creek floodplains. The subdivision is proposed to be divided into three lots in three separate phases.

Phase 1 consists of a 35.39 acre lot located between Wilbarger Creek and E. Pflugerville Pkwy, and includes the historic two-story Pfluger house with adjoining property. Phase 1 does not include an area immediately surrounding the single story house, as this land is owned by a separate owner and remains outside of the city limits. A 10' hike and bike trail will be constructed along the extent of the Wilbarger Creek floodplain with the ultimate alignment to be determined at time of site development.

Phase 2 consists of 43.76 acres located between Wilbarger Creek and a future extension of Geraldine Drive. Phase 2 contains an extent of an unnamed tributary which flows under Pfluger Farm Rd and crosses the property in a general northwest to southeast direction. The extent of Geraldine Drive may be constructed with Phase 2 or Phase 3, depending on development pressure.

Phase 3 consists of an 18.16 acre tract located between the future extension of Geraldine Drive and the southern boundary of the Stone Hill Town Center property and associated detention pond. The extent of Geraldine Drive may be constructed with Phase 2 or Phase 3, depending on development pressure.

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### **TRANSPORTATION:**

Access into the subdivision will be from Pfluger Farm Lane, E. Pflugerville Pkwy, and a westward extension of Geraldine Drive, which will generally bisect the property. Anticipated driveway locations with decel lanes have been identified, and will be further refined at time of development. Additional right of way has been allocated on Lot 1, Block B (Phase 3) and Lot 2, Block A (Phase 2) to allocate for potential future traffic calming infrastructure on Pfluger Farm Lane.

A TIA was provided and recommended transportation improvements to the area include additional turn lanes, decel lanes, signal timing, and the eventual need for traffic signals at Pfluger Farm Lane and E. Pflugerville Pkwy intersection, Town Center Drive and Pfluger Farm Lane intersection, Geraldine Drive and FM 685 intersection. The developer's pro-rata share will be due at time of final plats.

### **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 a water main will be provided within Geraldine Drive to connect to the existing main in Pfluger Farm Lane. Wastewater is currently provided along Pfluger Farm Lane, Wilbarger Creek, and through a connection into the Stone Hill property.

### **PARKS:**

The zoning of the property allows for a variety of land uses including some residential. While senior living was included in calculations for the site, at this time the exact land uses and intensity have not been solidified, therefore public parkland dedication has not been reflected within this preliminary plan. A note has been provided identifying if a residential land use is proposed, a revised preliminary plan will be required and public parkland dedication and park development fee shall be required.

The hike and bike trail reflected in the trails master plan along Wilbarger Creek is provided on the preliminary plan. A note was included to identify the extent of the trail is to be constructed at time of site development, 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. If a protected tree is 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 Pfluger Haus Preliminary Plan.

### **ATTACHMENTS:**

- Location Map
- Pfluger Haus Preliminary Plan (separate attachment)

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### LOCATION MAP:

