

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/5/2018	<b>Staff Contact:</b>	Abbey Rose, Planner II
<b>Agenda Item:</b>	2018-7167	<b>E-mail:</b>	abbeyr@pflugervilletx.gov
<b>Case No.</b>	PP1804-01	<b>Phone:</b>	512-990-6306

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**SUBJECT:** Approving a Preliminary Plan for Branson Condos North, a 19.11-acre tract of land out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, Texas.

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**LOCATION:**

The property is located near the westernmost boundary of the City of Pflugerville along the northern side of W. Pflugerville Parkway.

**ZONING:**

The subject property was zoned Branson Alternative Land Use Regulation (ALUR) and today is known as the Branson Planned Unit Development (PUD).

**ANALYSIS:**

The property is currently unimproved. The proposed preliminary plan includes two (2) lots divided by a public street (60' Right-of-Way) intended for a condominium project with single family detached units. To the north of site are existing single-family dwellings located in Round Rock's Full Purpose Jurisdiction. W. Pflugerville Parkway divides the subject property from the constructed south portion of the Branson PUD which included approximately 130 single family detached units.

**TRANSPORTATION:**

The property is adjacent to W. Pflugerville Parkway (120' Right-of-Way) and will be allowed access in accordance with driveway spacing requirements. The proposed public street (60' Right-of-Way), Treehorn Ranch Road, will extend north and connect to the existing public street which is located in Round Rock's Full Purpose Jurisdiction. All other streets will be private and reviewed during the site development review. A 4' existing sidewalk is currently provided along the frontage of the lot.

**UTILITIES:**

The property is within the Windermere Certificate of Convenience and Necessity (CCN) for water and wastewater, and will be served by that utility.

**PARKS:**

On October 2018, the Parks and Recreation Commission considered a request to provide a fee in lieu and development fee based on the total single family detached units. The applicant has provided a fee-in-lieu of land dedication in the amount of \$55,321.20 and a subdivision bond in the amount of \$71,520.00 for the total parkland fees. If land or private amenities are able to be credited toward the required parkland fees, the fee amount may be reduced. The bond will be required to be converted to

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cash prior to the site development permit being issued. In the event the total number of units is increased or unit types are changed, then the fees will be re-evaluated.

### **STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum state and local requirements, and staff recommends approving the Branson Condos North Preliminary Plan.

### **ATTACHMENTS:**

- Location Map
- Branson Condos North Preliminary Plan (separate attachment)

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**LOCATION MAP:**

