

STAFF REPORT

Planning and Zoning:	7/31/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7711	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1901-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Lifestyle Communities Pflugerville; an approximate 65-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, TX. (PP1901-01)

LOCATION: The subject property is located generally southwest of the SH130 and SH45 intersection, west of the Stone Hill Town Center shopping center.

ZONING: The property is zoned Corridor Urban Level 5 (CL5) district.

ANALYSIS:

The proposed preliminary plan divides the approximate 65-acre tract into six new lots for purposes of establishing an opportunity for new development. The preliminary plan includes two phases, with Phase 1 located in the southern portion of the tract and Phase 2 in the northern portion of the tract. For purposes of establishing the preliminary plan, land use was contemplated for a 1,050 unit multi-family development; however the zoning of the property continues to allow for a variety of non-residential development. If the land use is modified, a revision to the preliminary plan and studies may be necessary.

TRANSPORTATION:

An extension of Pfluger Farm Lane from the south boundary of the tract to the SH 45 frontage road and the eastward extension of Gladstone Castle Trail, and Kensington Castle Trail have been included with the preliminary plan. No right of way dedication was required along the SH 45 frontage road. A TIA was provided and improvements were identified for the area. The developer's pro-rata share and timing for payment at final plat as established in the TIA has been noted on the preliminary plan.

UTILITIES:

The property is located within the City of Pflugerville wastewater certificate of convenience and necessity (CCN), and wastewater service will be provided by the City of Pflugerville. The southern extent of the tract is located within the City of Pflugerville water CCN, while the majority of the tract is within the Manville water CCN. Water service will be provided by the respective CCN holders. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

PARKS:

The Parks and Recreation Commission approved a request for fee in lieu associated with a 1,050 unit multi-family development on April 18, 2019. Payment for fee in lieu and a bond for the development fee

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will be provided for the respective number of units per final plat. The development fee bond will be released once approved amenities are constructed and accepted on-site.

TREES:

Trees meeting the protected tree standard have been identified on the preliminary plan, with the majority of trees planned for protection. Prior to any disturbance, tree protection and mitigation in accordance with the Unified Development Code will be required.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Lifestyle Communities Pflugerville Preliminary Plan.

ATTACHMENTS:

- Location Map
- Lifestyle Communities Pflugerville Preliminary Plan (separate attachment)

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LOCATION MAP:

