



City of Pflugerville

Legislation Text

File #: 2017-6151, **Version:** 1

Approving a professional expense reimbursement agreement by and between the City of Pflugerville and The Commons at Heatherwilde & Pecan, LP and authorizing the City Manager to execute the agreement.

The Commons at Heatherwilde & Pecan, LP is proposing to develop a 45.74-acre site generally located between Pecan Street, Heatherwilde Blvd, and Old Austin-Pflugerville Road into a mixed use development to be known as The Pecan District. The development of the land is subject to the The commons at Heatherwilde and Pecan Planned Unit Development (PUD) that was approved in August 23, 2016. The entitlements allow for the transition of surface parking to structured parking to accommodate the maximum allowable density. The development is allowed a maximum of 1280 residential units, of which 1200 are allowed to be multi-family.

Approving this agreement will enable the City to perform the necessary due diligence to evaluate the developer's requested special purpose district economic development incentives subject to reimbursement of any professional fees incurred in doing so. The initial deposit will be from the developer will be \$50,000. This framework is consistent with Project North incentive evaluation.

Status

Thus far, Phase I has been submitted for review to the City which includes 261 multi-family units (site plan), the corresponding preliminary and final plat, and public infrastructure plans. The apartment component is seeking an architectural waiver which will be considered by the Planning & Zoning Commission on September 18th to accommodate contemporary architectural materials and style.

Prior City Council Action

The City Council heard a presentation from The Pecan District development team last month.

Deadline for City Council Action

Staff requests approval on September 12 so that the project evaluation may continue on schedule.

Projected Future City Council Action

No additional action has been scheduled.

Fiscal Impact

There is no fiscal impact associated with the approval of this item.

Staff Recommendation

Staff recommends approval.

Drafter

Trey Fletcher
Assistant City Manager

