



City of Pflugerville

Legislation Details (With Text)

File #:	2016-5372	Version:	1	Name:	Timmerman Subdivision Preliminary Plan
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	11/14/2016	In control:		In control:	Planning and Zoning Commission
On agenda:	12/5/2016	Final action:		Final action:	12/5/2016
Title:	Approving a Preliminary Plan for Timmerman Subdivision, a 72.90-acre tract of land out of the Taylor S. Barnes Survey No. 46, Abstract No. 67 and William Caldwell Survey No. 66, Abstract No. 162 in Pflugerville, Texas. (PP1605-03)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Timmerman Subdivision Preliminary Plan Staff Report, 2. Timmerman Subdivision Preliminary Plan

Date	Ver.	Action By	Action	Result
12/5/2016	1	Planning and Zoning Commission	Approved	

Approving a Preliminary Plan for Timmerman Subdivision, a 72.90-acre tract of land out of the Taylor S. Barnes Survey No. 46, Abstract No. 67 and William Caldwell Survey No. 66, Abstract No. 162 in Pflugerville, Texas. (PP1605-03)

The proposed subdivision is located southwest of the Sun Light Near Way and E. Pecan Street intersection, in the city limits. The property was annexed in 2015 and later that year rezoned to Corridor Urban Center Level 5 (CL5) (ORD No. 1234-15-10-27). Prior to voluntary annexation, the developer and the city entered into a development agreement to address the development of the property, including the extension of public infrastructure. The preliminary plan consists of 13 total lots, with one lot planned for a multi-family use. The remaining lots are anticipated to have restaurant, retail, office, and office/warehouse land uses. A large drainage easement is provided in the southeastern portion of the tract and planned as a regional detention for the development.

The preliminary plan consists of 13 total lots, with one lot planned immediately for a multi-family use. The remaining lots are anticipated to have restaurant, retail, office, and office/warehouse land uses. A large drainage easement is provided in the southeastern portion of the tract and planned as a regional detention for the development. Water and wastewater utility service will be provided by the City of Pflugerville. Water will be constructed by the City of Pflugerville as a part of the Helios Way Capital Improvement Project. Wastewater will be constructed by the developer and as each lot is planned for development. Access within the subdivision will be from Biltmore Avenue and Helios Way, two streets that were platted separately and are being constructed by the City in accordance with the development agreement. As noted on the preliminary, the proposed lots are not planned to have access from E. Pecan Street or Sun Light Near Way, and will be limited to proposed access points between specified lots in order to meet driveway spacing requirements. A Transportation Impact Analysis (TIA) was provided with the preliminary. The TIA identifies improvements needed in the area and the associated pro-rata share by the developer for those improvements. Pro-rata share and any additional right of way dedication will be required to be reflected on, and provided prior to the recordation of the applicable final plats.

A multi-family land use is anticipated to be include within the subdivision. Based on an anticipated 254 units, approximately three (3) acres of parkland and parkland development fee of \$125,984 is required. On November 17, 2016, the Parks and Recreation Commission approved a request for fee in lieu of parkland given proximity to existing parkland. The fee in lieu of land will be required prior to the final plat being considered by Planning and Zoning Commission, while a bond for the park development fee will be required prior to the final plat being recorded. The development fee may be reduced based on the amenities constructed within the multi-family project. Any fee not credited will require the bond to be converted and fee paid prior to close out of the site development permit.

The proposed subdivision meets the minimum requirements and staff recommends approving the Timmerman Subdivision Preliminary Plan.

Jeremy Frazzell, Senior Planner