



City of Pflugerville

Legislation Details (With Text)

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On agenda: 5/7/2018 **Final action:**
Title: Approving a Final Plat for Stone Hill at Pfluger Farm Phase 1, a 25.73-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689 in Pflugerville, Texas. (FP1801-05)

Sponsors:

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Attachments: 1. Stone Hill at Pfluger Farm Final Plat Staff Report, 2. Stone Hill at Pfluger Farm Final Plat

Date	Ver.	Action By	Action	Result
5/7/2018	1	Planning and Zoning Commission	Approved on the Consent Agenda	

Approving a Final Plat for Stone Hill at Pfluger Farm Phase 1, a 25.73-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689 in Pflugerville, Texas. (FP1801-05)

The proposed subdivision is located generally northwest of the Pflugerville Pkwy and Pfluger Farm Ln intersection, along the west side of Pfluger Farm Ln. The property is zoned Corridor Urban Level 4 (CL4), which allows for a mixture of commercial and residential land uses. The final plat consists of Phase 1 which includes Lot 1, Block A, Lot 2, Block B, and the eastward extension of Kingston Lacy Blvd from its current terminus in the Highland Park neighborhood to Pfluger Farm Ln. Lot 1, Block A is a 17.4-acre lot located northwest of the Pfluger Farm Lane and Kingston Lacy Blvd intersection, planned for the multi-family land use that was approved through the Stone Hill Luxury Apartments Specific Use Permit in 2017 (ORD No. 1322-17-10-24). Lot 2, Block B is a 6.73-acre lot that is planned for the parkland dedication associated with the 300 unit apartment project planned for Lot 1, Block A. As designed, the lot is 6.73 acres and contains 5.86 acres of the Wilbarger Creek floodplain and 0.87 acres outside of the floodplain. Per the Unified Development Code, floodplain can be credited up to 50% of the required parkland dedication, therefore total creditable parkland in Lot 2, Block B is 2.85 acres, resulting in a deficiency of 1.11 acres. A fee in lieu is to be provided for the deficiency in parkland with the Phase 1 final plat. Right of way dedication for the eastward extension of Kingston Lacy Blvd has been provided per the Master Transportation Plan. Construction of the extension is planned with Phase 1 of the development. A TIA was provided with the preliminary plan and identified transportation improvements to the area per phase. Recommended improvements for Phase 1 include signal timing adjustments and turn lane improvements. The Phase 1 pro-rata will be addressed prior to recordation. The Extension of public lines in the Kingston Lacy Blvd extension were included in the preliminary plan and will be constructed with Phase 1 public improvement plans.

The final plat meets the minimum state and local requirements and is consistent with the preliminary plan. Staff recommends approval.

Jeremy Frazzell
Assistant Planning Director

