



# City of Pflugerville

## Legislation Text

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To receive public comment and consider an application to Replat Lot 3, Block A of the Pfairway Office Park, a 14.473 acre lot out of the William Barker Survey No. 74, into 72 separate lots to establish a residential subdivision to be known as Pfairway Park. (FP1304-03)

The property is a 14.5-acre lot in the northwest portion of the city, east of A.W. Grimes Blvd behind a small office park and west of Schultz Ln, behind the Pflugerville Heights residential subdivision. The property was recently rezoned from Agriculture/Conservation (A) to the Pfairway Park Alternative Land Use Regulation (ALUR) (Ordinance No. 1138-13-04-09) and contains 69 single family detached residential lots, 2 private open space/landscape lots and a detention lot. The proposed development will obtain access from Violet Blue Drive in the Pflugerville Heights subdivision and through a public access easement established through a subdivision variance with the Pfairway Office Park final plat. The proposed subdivision is within the City of Pflugerville Certificate of Convenience and Necessity (CCN) for water service and Windermere Utility for wastewater service. A wholesale wastewater agreement between the City of Pflugerville and Windermere Utilities was established in 2005 to provide 145 Living Unit Equivalents (LUE) for wastewater service to the subject site and surrounding property. An amendment to the agreement was established to provide additional LUE's to serve the proposed subdivision. The Parks and Recreation Commission considered the development on February 21, 2013 and recommended approval of a \$51,750 fee in lieu of public parkland for the proposed development. Fee in lieu has been provided with the final plat.

The proposed subdivision meets the minimum state and local requirements and staff recommends approval of the Replat Lot 3, Block A of the Pfairway Office Park.

Jeremy Frazzell, Senior Planner