



City of Pflugerville

Legislation Text

File #: 2016-5372, **Version:** 1

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.

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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