



City of Pflugerville

Legislation Text

File #: 2018-6757, **Version:** 1

Approving a Preliminary Plan for Stone Hill at Pfluger Farm, an approximate 67.95-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689 in Pflugerville, Texas. (PP1712-01)

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 preliminary plan contains four lots, two reserve tracts including a future extension of Walnut Canyon Blvd, and a planned extension of Kingston Lacy Blvd to Pfluger Farm Lane. The subdivision is anticipated to be developed in three phases. Phase 1 will include two lots and the extension of Kingston Lacy Blvd from its current terminus in Highland Park to Pfluger Farm Lane. Phase 2 will include two lots located generally south of the Kingston Lacy Blvd extension, and Phase 3 is a reserved area located in the north end of the subdivision which depicts the extension of Walnut Canyon Blvd per the Master Transportation Plan. In the future when development is pursued in Phase 3, a revision to the preliminary plan will be required. A TIA was provided with the proposed preliminary plan and identified transportation improvements to the area per phase. Recommended improvements include signal timing adjustments, turn lane improvements, as well as future traffic signals in the area. The development's pro-rata has been determined in the TIA and will be addressed at time of plat recordation for the respective phase. Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Extension of public lines in the Kingston Lacy Blvd extension has been included in the preliminary plan. As noted on the preliminary plan and approved by the Parks and Recreation Commission on January 18, 2018, public parkland associated with the multi-family development on Lot 1, Block A will be provided as Lot 2, Block B, located along the south side of the Kingston Lacy Blvd extension and within Phase 1.

The proposed subdivision meets the minimum requirements and staff recommends approving the Preliminary Plan for Stone Hill at Pfluger Farm.

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