



# City of Pflugerville

## Legislation Text

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**File #:** 2018-7157, **Version:** 1

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Approving a Preliminary Plan for Pfluger Haus, an approximate 99.654-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689 in Pflugerville, Texas. (PP1803-02)

The proposed subdivision includes approximately 100 acres of land located generally northeast of the E. Pflugerville Pkwy and Pfluger Farm Lane intersection, along the east side of Pfluger Farm Lane. The property is zoned Corridor Urban Level 4 (CL4), which allows for a mixture of commercial and residential land uses. The preliminary plan includes three lots, proposed to be developed in three separate phases. Phase 1 is located between Wilbarger Creek and E. Pflugerville Pkwy, Phase 2 is between Wilbarger Creek and a planned extension of Geraldine Drive, and Phase 3 will be the remainder of the property north of the planned extension of Geraldine Drive. Public parkland dedication has not been reflected within this preliminary plan, however a note has been provided identifying if a residential land use is proposed, a revised preliminary plan will be required and public parkland dedication and park development fee shall be required. The hike and bike trail reflected in the trails master plan along Wilbarger Creek is depicted and will be constructed at time of site development. 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. An extension of a water main will be provided within Geraldine Drive to connect to the existing main in Pfluger Farm Lane. Wastewater is currently provided along Pfluger Farm Lane, Wilbarger Creek, and through a connection into the Stone Hill property. A TIA was provided and recommended transportation improvements to the area including additional turn lanes, decel lanes at proposed driveways, signal timing, and the eventual need for traffic signals at Pfluger Farm Lane and E. Pflugerville Pkwy intersection, Town Center Drive and Pfluger Farm Lane intersection, Geraldine Drive and FM 685 intersection. The developer's pro-rata share will be due at time of final plats.

The proposed subdivision meets the minimum requirements and staff recommends approving the Pfluger Haus Preliminary Plan.

Jeremy Frazzell, Asst. Planning Director