



City of Pflugerville

Legislation Text

File #: RES-0600, **Version:** 2

Discuss and consider action to approve a resolution adopting the Infrastructure and Land Use Study associated with Pflugerville's historic Colored Addition Subdivision.

The historic Colored Addition Subdivision is a subdivision that was created in 1910 and is located north of Pecan St., generally east of Swenson Farms Blvd. The subdivision was established in a grid pattern with a total of five public streets, 55 lots with alley access, and a one-acre school lease area. Over time, portions of four public streets were constructed, leaving remaining segments and alleys unimproved. Water and wastewater utility infrastructure was installed over time, however the existing infrastructure may not be sufficient for the current or planned land uses. In order to determine the needs of the area, the City of Pflugerville has initiated an Infrastructure and Land Use Study with the assistance of a consultant, Halff Associates.

On Wednesday, October 3, 2018, the City of Pflugerville hosted an open house to listen and discuss the community's visions for the historic Colored Addition Subdivision and what public improvements, if any, should be completed in the area. Staff representatives from the Planning and Engineering Departments engaged with residents to discuss future land use goals and potential infrastructure improvements for the area. Preliminary land use and public infrastructure drafts created by city staff and the consultant, Halff Associates, were shown at the open house to encourage open discussion and critique. Based on feedback received at the meeting, city staff drafted another potential future land use plan which responded to the public comment gathered.

On December 3, 2018, the Planning and Zoning Commission discussed the land use plan, including roadway layout, for the historic Colored Addition Subdivision. The Commission discussed what was presented at the Open House and heard additional feedback from the community that was in attendance at the meeting. Based on the feedback received, city staff has drafted the recommended future land use plan and related public infrastructure that will be presented for discussion and recommendation by the Planning and Zoning Commission.

On February 4, 2019, the Planning and Zoning Commission discussed and recommended approval of the land use plan, including the roadway layout for the project. The Commission was presented all previous options and then the staff recommended option which was modified to address citizen concerns raised at the previous meeting. Generally the roadway network will provide access to all parcels with detention proposed for the build out of the subdivision, eliminating the future need to have individual detention facilities on each parcel within the subdivision. Access to Swenson Farms is a new roadway that is proposed in a 2nd phase in order to provide another means of ingress/egress into the community as well as more adequate frontage within the subdivision to the cemeteries and commercial development adjacent to the subdivision. Residents spoke in general support of the project with the caveat that access and drainage conditions be assured before vacating any right of way that was contemplated in the original dedication of the subdivision in 1910. Since February, staff has worked with property owners on individual concerns. The final study addresses the concerns received and outlines improvements for the historic subdivision and its future

growth.

The initial improvements identified for the subdivision include roadway upgrades for Lincoln, Taylor, Caldwells, Grant and Russell as well as drainage facilities that serve the entirety of the subdivision. Each roadway cross section is unique however all of them address improved pavement, sidewalks, parking, street lighting and drainage as well as improved/new utility corridors for water, wastewater and stormwater. Future improvements to the subdivision will be based on further collaboration with property owners that could allow for additional access from the subdivision to Swenson Farms Boulevard and additional alley improvements.

Planning and Zoning Commission Action

On February 4, 2019, the Planning and Zoning Commission recommended approval of the future land use and supportive infrastructure for the historic Colored Addition Subdivision.

Prior City Council Meetings

On February 26, 2019, the City Council discussed the proposed land use plan and infrastructure related to the historic Colored Addition Subdivision.

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒

Budgeted Item: Yes ☐ No ☐ N/A ☒

Amount: ☐ n/a ☐

1295 Form Required? Yes ☐ No ☒

Legal Review Required: N/A ☐ Required ☒ Date Completed: February 18, 2019

Supporting documents attached:

Resolution

Land Use and Infrastructure Phasing

Land Use Summary

Recommended Action:

Approve the resolution adopting the Infrastructure and Land Use Study for the historic Colored Addition Subdivision.