

FINAL REPORT

Planning and Zoning:	1/9/2017	Staff Contact:	Charles Chuck Foster, Planner I
Agenda Item:	2017-5491	E-mail:	chuckf@pflugervilletx.gov
Case No.	FP1609-06	Phone:	512-990-6303

SUBJECT: Approving a Final Plat for Villages of Hidden Lake 6A-2; an 11.98 acre tract of land out of the George M. Martin Survey No. 9, Abstract No. 529, in Travis County, Texas.

LOCATION:

The property is located within the Villages of Hidden Lake subdivision, south of Kelly Lane and north of Pflugerville Parkway in the Extraterritorial Jurisdiction (ETJ). The final plat is for 11.98 acres located south of Hidden Harbor Dr and north of Lake Pflugerville.

ZONING:

The subject property is in the ETJ; therefore the property is not zoned. The Villages of Hidden Lake 6B-3 development is governed by a Comprehensive Development Agreement between RMD Holdings, LP and the City of Pflugerville.

REQUEST:

The final plat consists of 45 single-family residential lots, and 1 landscape lots (18A). The configuration of the subdivision is consistent with the preliminary plan and lot sizes are consistent with the conceptual plan reflected in the development agreement.

TRANSPORTATION:

The plat includes an extension of Silent Harbor Loop, which will intersect with new street, Harbor Point Drive. Harbor Point Cove, a proposed cul-de-sac is located south of Harbor Point Drive. Phase 6A-2 will construct a 10-ft trail connection through Lot 18A that will connect to the existing Lake Pflugerville trail.

UTILITIES:

Water and wastewater services will be provided by the City of Pflugerville.

PARKS:

The developer has completed all parkland requirements during the preliminary plan review (Approved 2002). Per the Comprehensive Development Agreement between RMD Holdings, LP and the City of Pflugerville, the parkland dedication requirement for the development of land shall be one acre of parkland per 100 developed lots. The developer proposed a total of 1285 single family units, per the preliminary plan for the Villages of Hidden Lake. A total of 13.24 acres has been dedicated to date. Playground and other park amenities located at Silent Harbor and Hidden Lake Crossing are accessible to the site through the neighborhood trail connections.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.

ATTACHMENTS:

- Location Map
- VOHL 6A-2 Final Plat (Separate Attachment)

LOCATION MAP:

