

STAFF REPORT

Planning and Zoning:	01/06/2020	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2019-7943	E-mail:	emilyf@pflugervilletx.gov
Case No.	FP1909-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Cielo South, a 21.455-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1909-01)

LOCATION:

The proposed subdivision consists of 21.455-acres of land located at the Pflugerville City Limits east of Round Rock on the southern extent of West Pflugerville Parkway.

ZONING:

The lot is zoned Multi-Family 20 (MF-20) which allows for a maximum residential density of 20 units per acre.

ANALYSIS:

The final plat proposes to establish one multi-family residential lot. The buildings are proposed to front onto West Pflugerville Parkway creating an urban environment with the opportunity for residents to walk from the sidewalk to their front door. There is a FEMA 100 year floodplain located just to the south of the property. A small section crosses the southwestern corner of the property and is located within a drainage easement. All other necessary easements have been depicted on the plat face.

TRANSPORTATION:

Right of way dedication is not required for West Pflugerville Parkway. A Transportation Impact Analysis (TIA) study was conducted and accepted by the City.

UTILITIES:

Utility service will be provided by the Windermere Utility Co. with connections being made to the stub outs located off of the neighboring community of Branson Condominiums South.

PARKS:

The required parkland dedication for 21.455 acres is 5.39 acres, fee in lieu has been proposed for \$201,682.80. The parkland development fee proposed is \$273,360. The parkland requirements were presented at the November 21st, 2019 Parks Board meeting and included a north-south trail connecting to the existing sidewalk along W. Pflugerville Parkway to the southern extent of the property for future trail connection. This trail will be located within an easement. The fees will be required prior to plat recordation.

TREES:

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Tree mitigation and any associated will be required prior to any tree being removed and tree protection standards will be shown on the site plan.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, staff recommends approval.

ATTACHMENTS:

- Location Map
- Final Plat (separate attachment)

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LOCATION MAP:

