

STAFF REPORT

Planning and Zoning:	09/21/2020	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2019-7942	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP1908-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 27.977-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP1908-03)

LOCATION:

The proposed subdivision consists of 29.577-acres located southwest of the SH130 and SH45 intersection, west of Stone Hill Town Center and south of Wilke Lane.

ZONING:

The lot is zoned Corridor District Urban Center Level 5 (CL5) which allows for greater residential density and urban form development with a variety of uses.

ANALYSIS:

The final plat proposes to establish three residential lots, one lot for drainage, and one lot for right-of-way dedication. This final plat is Phase 1 of the Lifestyle Communities Preliminary Plan, approved on July 31, 2019. The plat was approved on the January Planning and Zoning Commission agenda, however the applicant adjusted the boundary of the plat which requires the plat to be reviewed by the Commission once more for approval.

TRANSPORTATION:

Right of way (ROW) dedication is included for the extension of Pfluger Farm Lane and Gladstone Castle Trail road creation. The fees for the ROW were calculated with the TIA during the preliminary plan process.

UTILITIES:

Utility service will be provided by the City of Pflugerville and Manville WSC. The southern extent of the tract is located within the City of Pflugerville water CCN, while the majority of the tract is within the Manville water CCN. Water service will be provided by the respective CCN holders. The wastewater service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

PARKS:

Parkland dedication for 25.29 acres and 409 units in total 5.40 acres to be provided fee in lieu for \$235,224. The park development fee will be \$202,864. All fees were approved by the Parks and Recreation Commission on April 18, 2019 and will be required prior to recordation.

STAFF REPORT

TREES:

Tree mitigation will be required prior to any tree being removed. The approved fee in lieu as shown in the preliminary plan is \$23,400. The fee will be required prior to recordation.

STAFF RECOMMENDATION:

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





ATTACHMENTS:

- Final Plat (separate attachment)

STAFF REPORT

LOCATION MAP:



<p>Lifestyle Communities</p> <p>Case Number: FP1908-03</p> <p>8/28/19</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 125 250 500 Feet</p>	<p style="text-align: center;">N</p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
--	---	--	--