

Pflugerville  
Planning and Zoning  
Commission  

---

**AGENDA REPORT**

**Planning and Zoning** 12/7/2015  
**Agenda Item:** 2015-4458  
**Case No.** FP1304-02

**Staff Contact:** Erin Sellers, Planner II  
**E-mail:** erins@pflugervilletx.gov  
**Phone:** 512-990-6300

---

**SUBJECT:** Approving the Sorento Phase 3 Final Plat; a 20.793-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1304-02)

---

**Location:** The proposed subdivision is located in the Municipal Utility District (MUD) #17 within the City's ETJ, generally east of SH 130 along Weiss Lane, north of Jesse Bohls Road, and directly east of Lake Pflugerville.

**Land Use:** Single-Family: There are 95 single-family lots proposed with lot sizes ranging from 6,883 S.F. to 9,322 S.F. Per the Third Amendment to the Development Agreement regarding Bohls North and PCDC Tracts approved by City Council on March 26, 2013, the minimum lot size is 6,600 square feet. Comprehensively, at least twenty-five percent (25%) of the lots shall equal or be greater than 7,500 square feet.

**Transportation:** Four local streets are proposed to be extended through Phase 3 of the Sorento Development, including Pienza Drive, Vescovo Lane, Marcello Drive, and Applio Claudio Drive. One new local road, Calasetta Drive, is proposed. Access to Weiss Lane is provided by way of the existing minor collector roadways, Via Sorento Way and Aventura Avenue.

**Water Utility:** The City of Pflugerville will provide retail water service to the subdivision.

**Wastewater Utility:** The City of Pflugerville will provide retail wastewater service whereby the wastewater infrastructure within the subdivision will be owned and operated by the City. Wastewater service for subdivisions phases 1-3 are proposed to connect to the City's force main along Weiss Lane.

**Parkland:** No public parkland will be dedicated with this phase.

**Public Improvements:** The City is in the process of closing out the construction plan phase of the project, and therefore the public improvements associated with Phase 3 (water and wastewater infrastructure) have not been formally accepted by the City. The required public infrastructure has been constructed, however the conveyance of the water and wastewater systems is still pending City Council's approval. Prior to the recordation of the final plat, the subdivision improvements will need to be formally conveyed and accepted by the City.

**STAFF RECOMMENDATION:** The proposed subdivision meets the minimum requirements for a Final Plat; therefore Staff recommends approval of the Sorento Phase 3 Final Plat.

Pflugerville  
Planning and Zoning  
Commission  

---

**AGENDA REPORT**

**ATTACHMENTS:**

- Location Map
- Sorento Phase 3 Final Plat (separate attachment)

**LOCATION MAP:**

