

Planning and Zoning 5/5/2014
Agenda Item: 2013-2368
Case No. FP1303-05

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SUBJECT: Approving the Sorento Phase 2 Final Plat; a 25.967-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas.

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.

Annexation: A portion of Phase 2 has been annexed by the City at the developer's request. This annexation includes Via Sorento Way, but does not include any residential lots.

Land Use: Single-Family: There are 70 single-family lots proposed with lot areas ranging from 6,883 S.F. to 9,801 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.

Water and Wastewater Utility: The City of Pflugerville will provide retail water service to the subdivision. 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. However, a total of 3.9 acres of public parkland was dedicated with Sorento Phase 1 final plat. Lot 65, Block B and 143, Block N are proposed as private parkland owned and maintained by the HOA.

Fiscal Security: The Planning and Zoning Commission approved a subdivision variance to allow for the posting of partial fiscal at the December 16, 2013, Planning and Zoning Commission meeting. Since the construction of public improvements is substantially complete, the posting of fiscal may not be reasonable due to inability to fiscally quantify the outstanding construction items.

Condition of Approval:

Construction of the public infrastructure is substantially complete, however there are a few items that still need to be addressed prior to the acceptance of public infrastructure. Staff proposes a condition of approval to allow staff to postpone the recordation of the final plat until such time all construction related items have been addressed by the contractor.

AGENDA REPORT

STAFF RECOMMENDATION: The proposed subdivision meets the minimum state and local requirements for a final plat; therefore staff recommends approval of the Sorento Phase 2 Final Plat with the condition of approval stated above.

ATTACHMENTS:

- Location Map
- Sorento Phase 2 Final Plat (separate attachment)

LOCATION MAP:



<p>Sorento Phase 2</p> <hr/> <p>Case Number: FP1303-05</p> <hr/> <p>03/19/2013</p>	<p>Legend</p> <ul style="list-style-type: none"> Final Plat Development Agreements City Limits ETJ <p style="text-align: center;"> 0 375 750 1,500 Feet </p>	<p style="text-align: center;"> N </p> <p style="font-size: 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.</p> <p style="text-align: center;"> where quality meets life PFLUGERVILLE TEXAS </p>	<p style="text-align: center;">Locator Map</p>
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