

STAFF REPORT

Planning and Zoning:	1/4/2021	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8422	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP2005-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Enclave at Cele; a 41.3-acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38 and the Juan Zambrano Survey No. 38, Abstract No. 645; in Pflugerville, Texas. (PP2005-01)

LOCATION: The subject property is located generally southwest of the Cele and Melber Ln intersection, along the south side of Cele Rd.

ZONING: The property is zoned Single Family Residential (SF-R) district.

ANALYSIS:

The preliminary plan proposes a new single family residential subdivision containing a total of 123 single family lots following the SF-R zoning district requirements. Additional open space lots, a detention pond, and a public parkland lot are also proposed. The subdivision is anticipated to be developed in two phases.

TRANSPORTATION:

Right of way dedication along Cele Rd has been provided for the future expansion of the road. Additional internal local streets are proposed, with a connection into the Verona neighborhood to the west, a local stub to the east, and a new north/south collector will provide a stub to the south for a future extension.

UTILITIES:

The property is located within Manville CCN for water and the City of Pflugerville CCN for wastewater. Extensions of public lines necessary to serve the development are reflected in the preliminary plan. Due to capacity constraints, wastewater service for this subdivision is dependent on a modification to the Vine Creek agreement (currently in progress). A note has been provided on the preliminary plan to clarify no final plats can be approved until the agreement is modified.

PARKS:

The required parkland dedication required for the development is 2.45 acres with a development fee of \$91,635. On November 19, 2020, the Parks and Recreation Commission unanimously approved the dedication of an approximate 3.5-acre lot proposed in the southeast corner of the subdivision for public parkland. The park development fee will be used to add a playground, trails, shade, and benches to the park, which will be maintained by the HOA for a minimum of 10 years.

STAFF RECOMMENDATION:

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The preliminary plan meets minimum state and local requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Enclave at Cele Preliminary Plan (separate attachment)

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LOCATION MAP:

