

<b>Planning and Zoning:</b>	10/03/2011	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2011-0817	<b>E-mail:</b>	jeremyf@cityofpflugerville.com
<b>Case No.</b>	FP1103-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Consider a Final Plat for Villages of Hidden Lake Phase 6B-1; a 3.009-acre tract of land out of the George Martin Survey No. 9, Abstract No. 529, in Travis County, Texas.

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**BACKGROUND/DISCUSSION**

**LOCATION:**

The property is located generally southwest of the Hidden Lake Crossing and Silent Harbor Loop intersection in the Villages of Hidden Lake subdivision.

**ZONING:**

The property is located in the ETJ. Land use provisions are governed through the Pflugerville East Development Agreement.

**ANALYSIS:**

In 2002, the area generally southwest of Hidden Lake Crossing and Silent Harbor Loop was planned for townhome and commercial development. In 2005, the developer conveyed the 1.9-acre commercial tract to the city, and in 2007 a revised preliminary plan was approved to reconfigure the townhome lots into 119 single-family lots.

In October 2010, a land swap was made between the City and the developer to allow for the Becker Farm road extension in exchange for the 1.9-acre city owned tract to be developed into additional lots. The exchange resulted in a Revised Preliminary Plan for Phase 6B-1 which reconfigured a cul-de-sac and added 9 single-family lots and 1 open space lot.

The proposed final plat reflects the Phase 6B-1 Revised Preliminary Plan approved in October 2010 and consists of 12 single-family lots, 1 open space lot, and two local roads. Per a plat note, the open space lot and landscape easements will be maintained by the Homeowner's Association. Construction plans for the public infrastructure were approved on April 1, 2011 and a 180-day extension for the construction permit was approved by the Planning and Zoning Commission on July 18, 2011. The construction permit will expire on January 14, 2012. Fiscal security has been posted for the final plat.

**INFRASTRUCTURE IMPACTS:**

**Transportation:** The proposed subdivision will obtain vehicle access from Silent Harbor Loop and Hidden Lake Crossing. The two local roads, Jennie Marie Drive and Ripple Pond Way will be maintained by Travis County. A 10-ft hike and bike trail currently exists along Hidden Lake Crossing providing a pedestrian connection to the subdivision's amenity center to the east.

**Water and Sewer:** Water and wastewater will continue to be provided by the City of Pflugerville per the Pflugerville East Development Agreement.

**Parks:** Although no public parkland is proposed with the final plat, the total amount of parkland required for the entire Villages of Hidden Lake subdivision is 12.75 acres. A total of 13.24 acres of parkland is proposed to be conveyed per the development agreement.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Villages of Hidden Lake Phase 6B-1 final plat.

**ATTACHMENTS:**

- Location Map
- Villages of Hidden Lake Phase 6B-1 Final Plat (separate attachment)

**LOCATION MAP:**

