

STAFF REPORT

Planning and Zoning:	06/07/2021	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2021-0535	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP2101-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Vine Creek Phase 6 Subdivision; an approximate a 30.805-acre tract of land situated in the Juan Zambrano Survey No. 38, Abstract No. 844, Pflugerville, TX. and being all of the called 30.805-acre tract of land (Tract 1) conveyed to Ashton Austin Residential, L.L.C, recorded in Document No. 2021089662 of Travis County, Texas (FP2012-03)

LOCATION:

The property is generally located at the City limit, to the west of Melber Lane and north of Cele Road.

ZONING:

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

ANALYSIS:

The final plat proposes to establish four blocks containing 105 lots; 101 of these lots will be single family lots, there will be one (1) roughly 3-acre public park. The remaining acres will be utilized for Public Utility Easements, Electrical Easements, Drainage and Detention, and Right-of-Way for new streets. This is the sixth phase of the Vine Creek Subdivision of the approved preliminary plans under the same name (PP1512-02). A portion of the proposed plat is located within the boundaries of the 100-year flood plain. The subdivision will be dedicating these lots and easements to the City but the HOA will maintain them in the future. The covenants, conditions, and restrictions have been recorded in Document No. 2018133434 with Travis County, Tx.

TRANSPORTATION:

Right of way dedication is included for the creation of Phelps Drive, which will be a ROW of 60 feet wide and connects to Vine Creek Ph 1. Dedication is also included for the creation of, Merryvale Dr, Inglenook Dr, and Croft Dr, each street will be 50 feet wide.

UTILITIES:

Water service will be provided by Manville W.S.C. and wastewater will be provided by the City of Pflugerville.

PARKS:

The Parkland dedication and development fee for Phase 6 has been calculated based on the Parks and Recreation Commission approved plan on June 18, 2016. The applicant proposed to dedicate 6.7 acres of land, the Per Subchapter 14 of the UDC, 50% of the total floodplain land dedicated can qualify for the land dedication. Therefore, Phase 6 will dedicate 3.373 acres of land and provide a fee of \$80,482.61. The remaining private open spaces will be owned and maintained by the Vine Creek HOA as determined in the restrictive covenants.

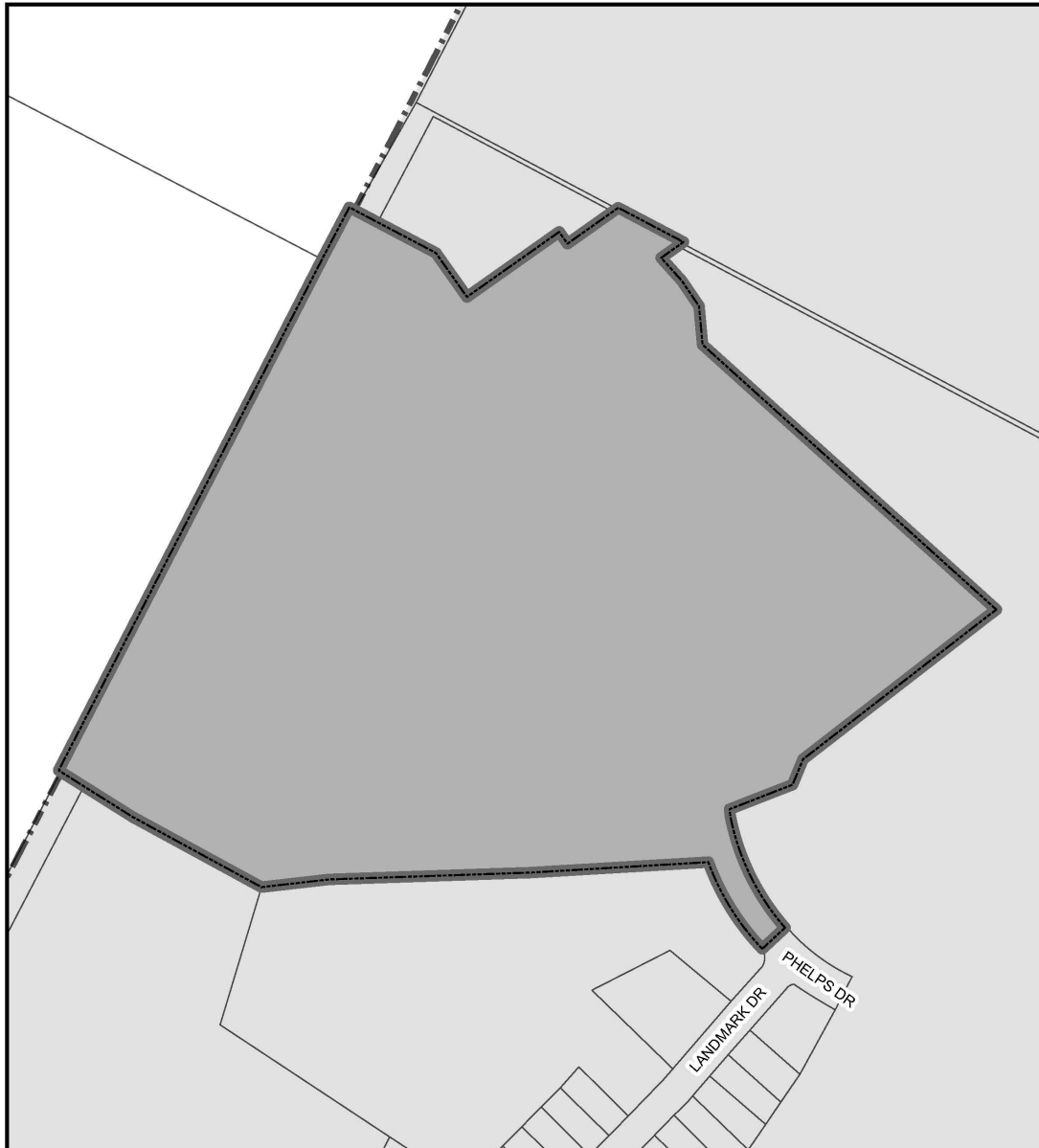
TREES:

Tree mitigation will be required prior to any tree being removed. If a tree will be retained, the tree protection standards will be required.

STAFF RECOMMENDATION:

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

LOCATION MAP:






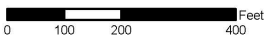
Vine Creek Ph 6

Case Number:
FP2101-01

1/4/21

Legend

-  Subject Property
-  ETJ
-  City Limits



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.



Locator Map

