

**Planning and Zoning** 2/3/2014  
**Agenda Item:** 2014-2592  
**Case No.** FP1310-01

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

---

**SUBJECT:** Approving the Villages of Hidden Lake 6B-2 Final Plat; a 13.79-acre tract of land out of the George M. Martin Survey No. 9, Abstract No. 529; in Travis County Texas.

---

**Location:** The proposed subdivision is located in the Northeast Travis County Municipal Utility District (MUD) within the City's Extra-Territorial Jurisdiction (ETJ), generally east of SH 130 along Weiss Lane, north of East Pflugerville Parkway, and directly north of Lake Pflugerville.

**Land Use:** Single-Family: There are 49 single-family lots proposed with lot areas ranging from 6,098 S.F. to 13,939 S.F. There are 2 proposed open space lots to be owned and maintained by the Homeowner's Association.

**Transportation:** Three local streets are proposed including Wetland Drive, Anchor Bay Drive, and Drecker Springs Lane, with an access point to Hidden Lake Drive, a minor arterial roadway extending to Kelly Lane and a future connection to East Pflugerville Parkway.

**Water and Wastewater Utility:** The City of Pflugerville provides retail water and wastewater service to the subdivision whereby the City operates and maintains the utility infrastructure. The infrastructure is later conveyed to the City for ownership once the developer receives reimbursement by the District for the cost of construction of said infrastructure.

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

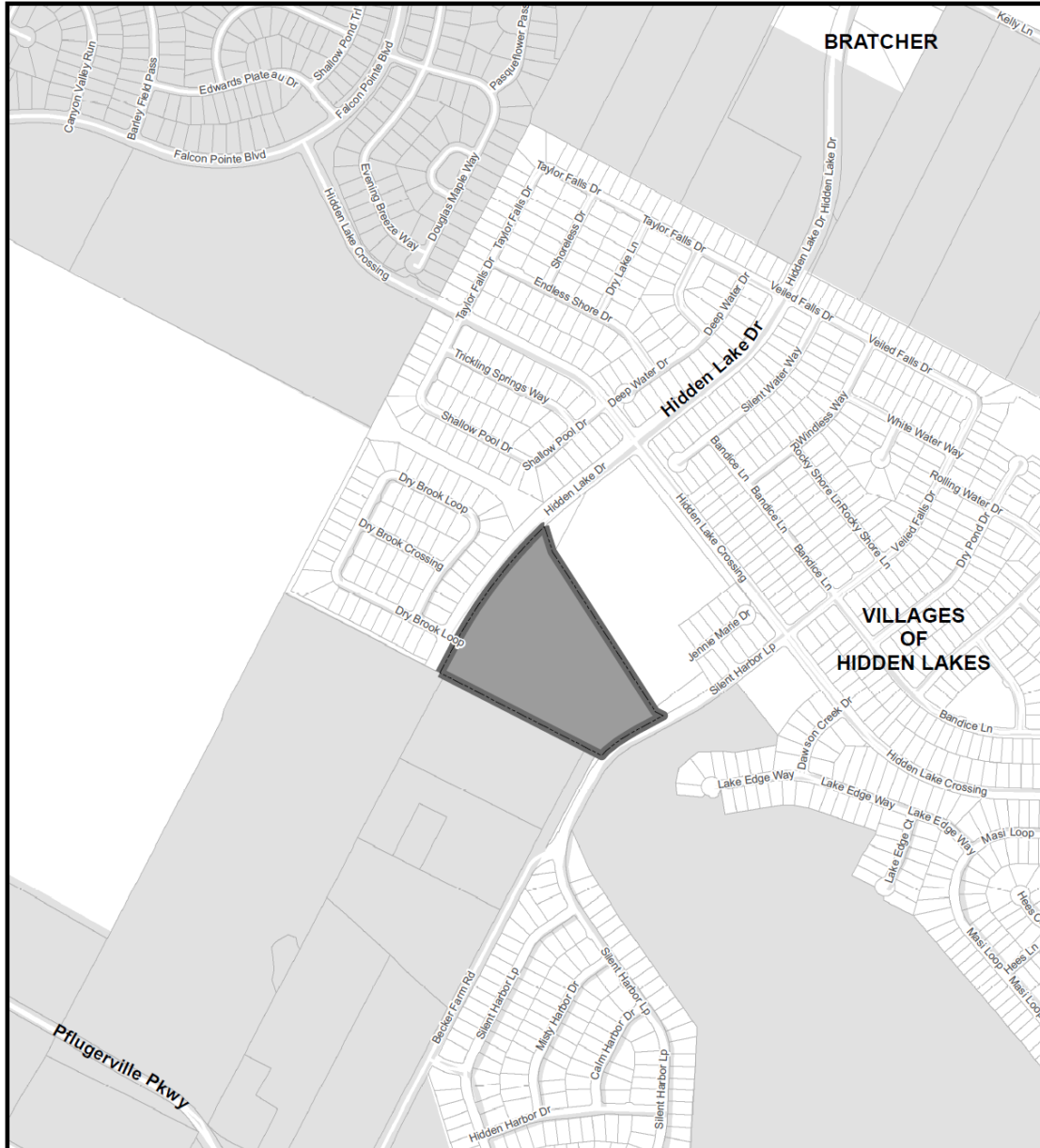
**Fiscal Security:** In the sequence of the subdivision process, the subdivider is responsible for constructing all of the required public infrastructure or post fiscal security for the cost of the improvements before the final plat can be approved. The subdivider has opted to post partial fiscal security in the amount equal to 110% of the cost of the remaining public improvements to be constructed in accordance with the Unified Development Code. The Planning and Zoning Commission approved a subdivision variance on December 16, 2013 to allow for the posting of partial fiscal.

**STAFF RECOMMENDATION:** The proposed subdivision meets the minimum requirements for a Final Plat; therefore Staff recommends approval of the Villages of Hidden Lake Section 6B-2 Final Plat.

**ATTACHMENTS:**

- Location Map
- Villages of Hidden Lake Section 6B-2 Final Plat (separate attachment)

**LOCATION MAP:**



<p><b>VOHL Phase 6B-2</b></p> <hr/> <p><b>Case Number:</b>  <b>FP1310-01</b></p> <hr/> <p><b>10/07/2013</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> City Limits</li> <li> ETJ</li> </ul> <p></p>	<p style="text-align: center;"></p> <p style="font-size: small; text-align: center;">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;"></p>	<p style="text-align: center;">Locator Map</p>
---	--	--	--