

**FINAL REPORT**

<b>Planning and Zoning:</b>	1/9/2017	<b>Staff Contact:</b>	Charles Chuck Foster, Planner I
<b>Agenda Item:</b>	2017-5492	<b>E-mail:</b>	chuckf@pflugervilletx.gov
<b>Case No.</b>	FP1609-05	<b>Phone:</b>	512-990-6303

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**SUBJECT:** Approving a Final Plat for Villages of Hidden Lake 6B-3; a 14.88 acre tract of land out of the George M. Martin No. 9, Abstract No. 529, in Travis County, Texas.

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**LOCATION:**

The property is located within the Villages of Hidden Lake subdivision, south of Kelly Lane and north of Pflugerville Parkway in the Extraterritorial Jurisdiction (ETJ). The final plat is for 14.88 acres located south of Hidden Lake Crossing and east of Hidden Lake Drive, in the southern portion of the Villages of Hidden Lake development.

**ZONING:**

The subject property is in the ETJ; therefore the property is not zoned. The Villages of Hidden Lake 6B-3 development is governed by a Comprehensive Development Agreement between RMD Holdings, LP and the City of Pflugerville.

**REQUEST:**

The final plat consists of 68 single-family residential lots. The configuration of the subdivision is consistent with the preliminary plan and lot sizes are consistent with the conceptual plan reflected in the recent amendment to the development agreement.

**TRANSPORTATION:**

The plat includes an extension of Jennie Marie Drive, which will intersect with the new streets, Soft Shore Lane and Lyndsey Marie Lane.

**UTILITIES:**

Water and Wastewater service to this tract will be provided by the City of Pflugerville.

**PARKS:**

The developer has completed all parkland requirements during the preliminary plan review (Approved 2002). Per the Comprehensive Development Agreement between RMD Holdings, LP and the City of Pflugerville, the parkland dedication requirement for the development of land shall be one acre of parkland per 100 developed lots. The developer proposed a total of 1,285 single family units, per the preliminary plan for the Villages of Hidden Lake. A total of 13.24 acres has been dedicated to date. Furthermore, future residents of phase 6B-3 will have access to a play-scape, clubhouse and swimming pool. The park is located within walking distance on Silent Harbor Loop and Hidden Lake Crossing.

In conclusion, parkland for phase 6B-3 was provided for in previous dedications during the preliminary plan review process.

**STAFF RECOMMENDATION:**

The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.

**ATTACHMENTS:**

- Location Map
- VOHL 6B-3 Final Plat (separate attachment)

**LOCATION MAP:**

