

**STAFF REPORT**

<b>Planning and Zoning:</b>	09/21/2020	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>Agenda Item:</b>	2020-8559	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.</b>	FP2007-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Vine Creek Phase 2 Subdivision; an approximate a 25.097 acre tract of land situated in the Juan Zambrano Survey No. 38, Abstract No. 844, and being a part of the remnant portion of the called 147.16 acre tract of land conveyed to Midtex Partners, Ltd., recorded in document No. 2002240814 of Travis County, Texas (FP2007-01)

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**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 77 lots, five of which will be for landscape and one which will be used for utilities.

**TRANSPORTATION:**

Right of way dedication is included for the extensions of Shafer Drive (50'), Hartwell Drive (50'), Zinfandel Drive (50'), Forman Drive (50'), and Penfolds Drive (50'). There is also a ROW dedication of 0.565 acres along Melber Lane. The pro-rate share as outlined in the TIA is \$45,958.

**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 Phase2 will be calculated based on the Parks and Recreation Commission approved plan in June 18, 2016.

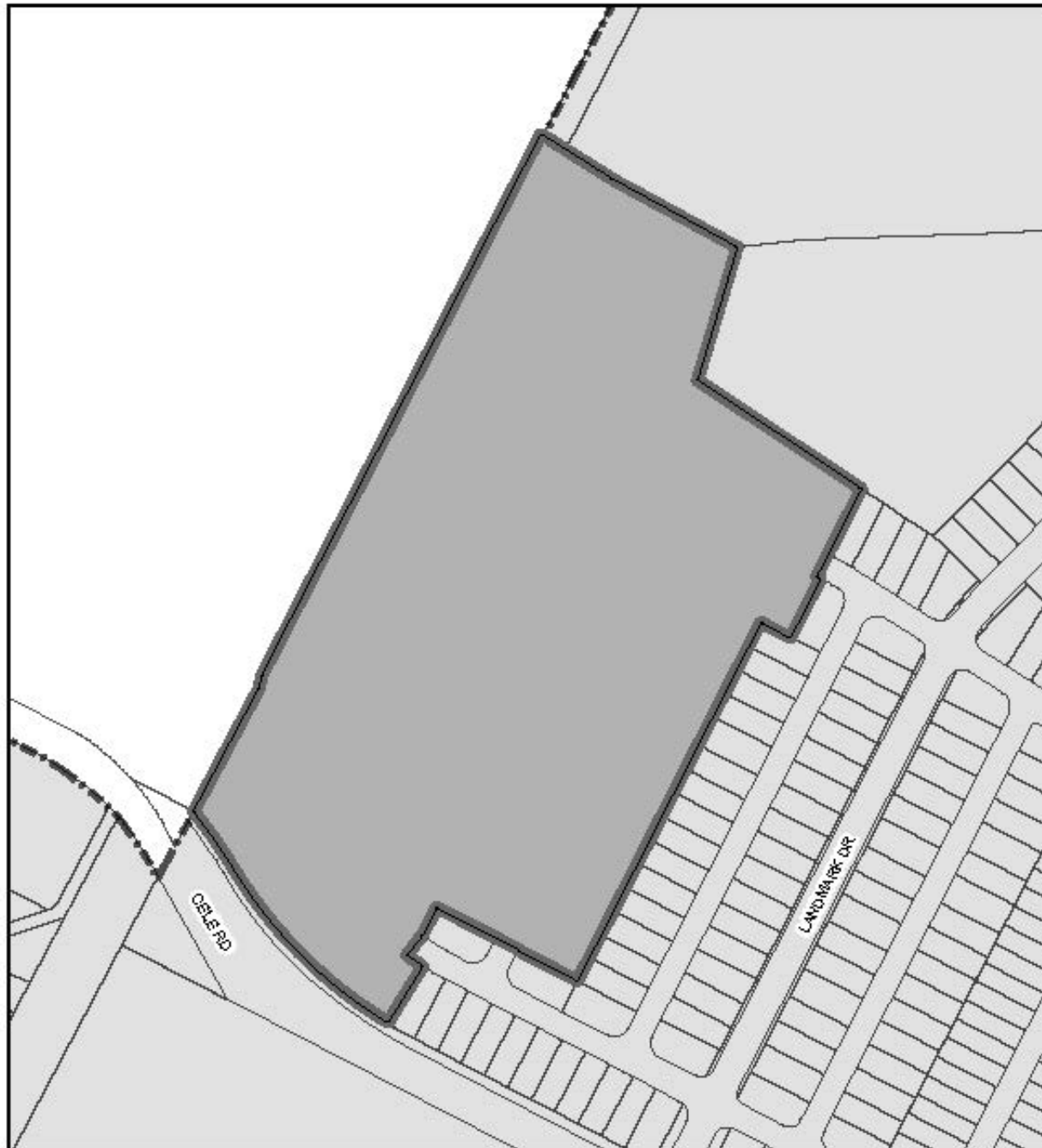
**TREES:**







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 requires revision and therefore subject to HB 3167, Staff recommends statutory disapproval of the final plat.

LOCATION MAP:



<p><b>Vine Creek Ph 2</b></p> <hr/> <p><b>Case Number:</b> <b>FP2007-01</b></p> <hr/> <p><b>7/6/20</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"><li> Subject Property</li><li> ETJ</li><li> City Limits</li></ul> <p> 0 100 200 400 Feet</p>	<p></p> <p>When making the City of Pflugerville complete -10' to a Local Government Code or public publication, or not to be used as a basis for any other action or for the creation of a public</p> <p> PFLUGERVILLE TEXAS</p>	<p>Locator Map</p> 
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