

Planning and Zoning 1/6/2014
Agenda Item: 2013-2367
Case No. FP1303-01

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SUBJECT: Approving the Sorento Phase 1 Final Plat; a 30.459-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1303-01)

Location: The proposed subdivision is located in the Municipal Utility District (MUD) #17 within the City's ETJ, generally east of SH 130 along Weiss Lane, north of Jesse Bohls Road, and directly east of Lake Pflugerville.

Annexation: A portion of Phase 1 has been annexed by the City at the developer's request. This annexation includes Lot 1, Block C, Public Parkland owned and maintained by the MUD.

Land Use: Single-Family: There are 97 single-family lots proposed with lot areas ranging from 6,883 S.F. to 9,322 S.F. Per the Third Amendment to the Development Agreement Regarding Bohls North and PCDC Tracts approved by City Council on March 26, 2013, the minimum lot size is 6,600 square feet. Comprehensively, at least twenty-five percent (25%) of the lots shall equal or be greater than 7,500 square feet.

Transportation:

A minor collector roadway, Aventura Avenue, is proposed to intersect at Weiss Lane and Hidden Lake Crossing. Cantania Cove, Bassano Avenue, Orvieto Drive, Pallazo Drive, and Applio Claudio Drive are the proposed local streets within this phase. No external improvements to Weiss Lane are proposed at this time.

Water and Wastewater Utility: The City of Pflugerville will provide retail water service to the subdivision. The City of Pflugerville will provide retail wastewater service whereby the wastewater infrastructure within the subdivision will be owned and operated by the City. Wastewater service for subdivisions phases 1-3 are proposed to connect to the City's force main along Weiss Lane.

Parkland: Lot 1, Block C and Lot 71, Block A will be owned and maintained by Travis County M.U.D #17.

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 full 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 developer has posted

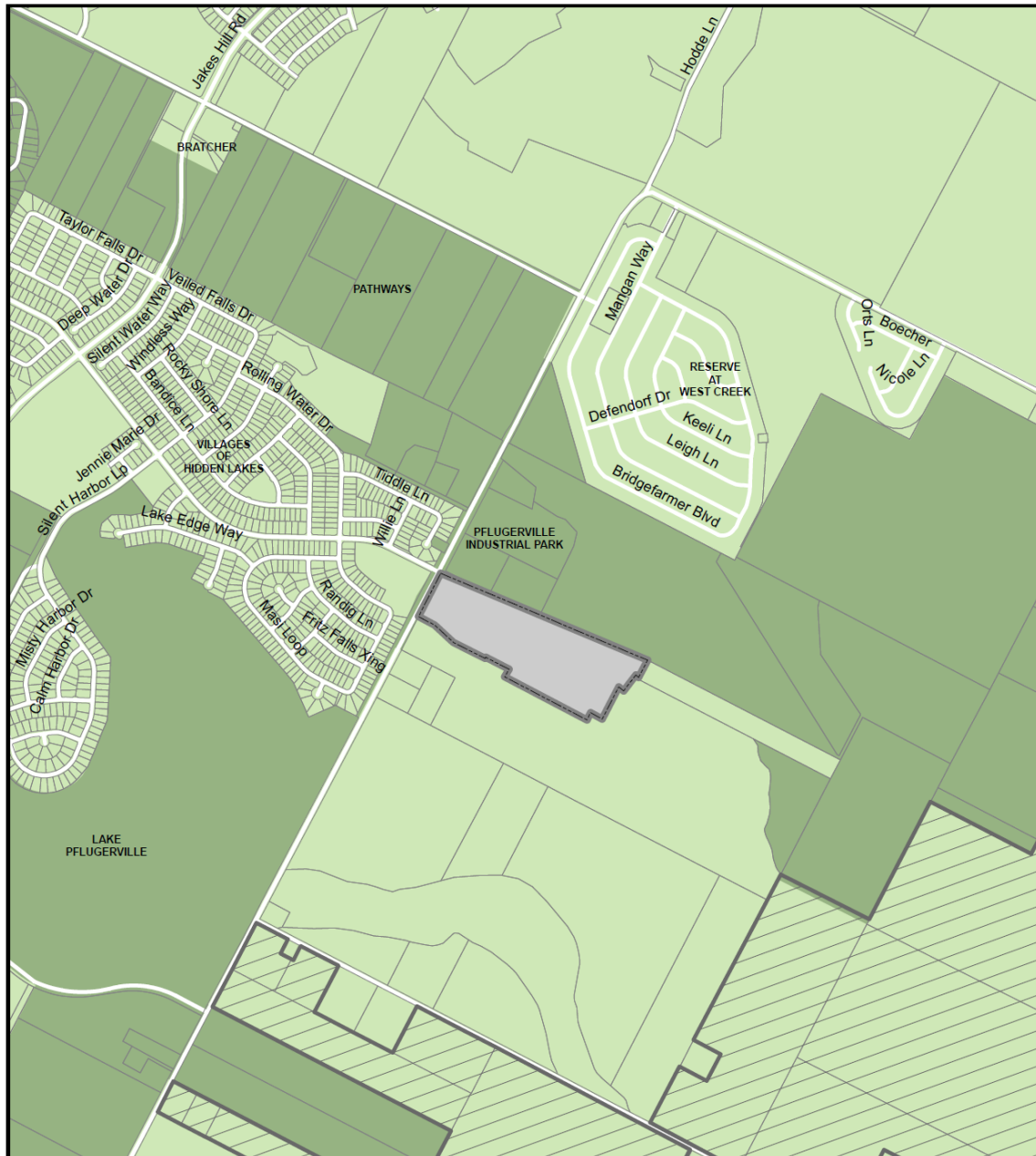
fiscal in the amount of \$1,177,380.97 to cover the costs of the remaining public infrastructure to be built.

STAFF RECOMMENDATION: The proposed subdivision meets the minimum requirements for a Final Plat; therefore Staff recommends approval of the Sorento Phase 1 Final Plat.

ATTACHMENTS:

- Location Map
- Sorento Phase 1 Final Plat (separate attachment)

LOCATION MAP:



<p>Sorento Phase 1</p> <hr/> <p>Case Number: FP1303-01</p> <hr/> <p>03/05/2013</p>	<p>Legend</p> <ul style="list-style-type: none"> Final Plat City Limits ETJ <p> Feet 0 460 920 1,840</p>	<p style="text-align: center;"></p> <p style="font-size: small;">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>
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