

STAFF REPORT

Planning and Zoning:	09/21/2020	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2020-8388	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP2004-03	Phone:	512-990-6300

SUBJECT: Conditionally approving a Final Plat for Star Ranch NE Subdivision; an approximate 21.011-acre tract of land out of the N.D. Walling Survey, Abstract No. 675 and N.D. Walling Survey, Abstract No. 2722; Williamson County, Texas (FP2004-03)

LOCATION:

The property is generally located at the northeast corner of the intersection of Texas State Highway 130 Service Road CR 685 and CR 138. Located within the City of Pflugerville Extraterritorial Jurisdiction (ETJ).

ZONING:

The property is located within the ETJ and therefore not subject to City zoning.

ANALYSIS:

The Final Plat proposes to establish two (2) multi-family lots. The proposed western lot, Lot 1, is 5.925 acres and the proposed eastern lot, Lot 2, will be 15.086 acres. There is an existing single-family residential neighborhood to the east and an existing single-family residential neighborhood to the south.

TRANSPORTATION:

Right of way dedication has been provided to the County for the future expansion of roadway connecting from CR 685 to CR 138.

UTILITIES:

Utility service will be provided by the City of Pflugerville, and through the establishment of a private force main to be located on the property and to be maintained by the property owners.

PARKS:

Parkland dedication was approved with the preliminary plan.

TREES:

Tree mitigation will be required prior to any tree being removed and tree protection measures put in place for any trees that will remain.

STAFF RECOMMENDATION:

The final plat meets the minimum local requirements, Staff recommends conditional approval of the final plat.

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LOCATION MAP:

