

**STAFF REPORT**

<b>Planning and Zoning:</b>	5/2/2022	<b>Staff Contact:</b>	Robyn Miga, Planning Manager
<b>Agenda Item:</b>	2022-0440	<b>E-mail:</b>	robynm@pflugervilletx.gov
<b>Case No.</b>	2022-10-FP	<b>Phone:</b>	512-990-6300

---

**SUBJECT:** Approving a Final Plat for the Enclave at Cele Section 2, a 16.917 acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38, Travis County, City of Pflugerville, Texas to be known as the Enclave at Cele Section 2 Final Plat (2022-10-FP).

---

**LOCATION:**

The proposed subdivision consists of approximately 16.917 acres, generally located east of Weiss Lane and south of Cele Road.

**ZONING:**

The lot is zoned Single-Family Residential (SF-R).

**ANALYSIS:**

The final plat establishes 55 residential lots, one parkland lot, and three landscape/public access easement lots.

**TRANSPORTATION:**

The subdivision establishes five residential streets, which makes up approximately 2,563 linear feet of new streets.

**UTILITIES:**

Water will be provided by Manville, and wastewater will be provided the City of Pflugerville.

**PARKS:**

2.435 acres of parkland is being dedicated with Phase 2 of the proposed subdivision.

**TREES:**

Tree mitigation will be required prior to any tree being removed.

**STAFF RECOMMENDATION:**

The final plat meets the minimum state and local requirements, staff recommends approval.

**ATTACHMENTS:**

- Final Plat

---

**STAFF REPORT**

**LOCATION MAP:**

