

STAFF REPORT

Planning and Zoning:	03/03/2025	Staff Contact:	Clevan Rodrigues, Planner I
Agenda Item:	2019-7942	E-mail:	clevanr@pflugervilletx.gov
Case No.	FP2023-000082	Phone:	512-990-6228

SUBJECT: Approving a Final Plat for Lifestyle Communities Pflugerville Phase 2, a 17.9108-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP2023-000082)

LOCATION:

The proposed subdivision consists of 17.9108-acres located southwest of the SH130 and SH45 intersection, west of Stone Hill Town Center and south of Wilke Lane.

ZONING:

The lot is zoned Corridor District Urban Center Level 5 (CL5) which allows for greater residential density and urban form development with a variety of uses.

ANALYSIS:

The final plat proposes to establish one residential lot, and two lots for right-of-way dedication. This final plat is Phase 2 of the Lifestyle Communities Preliminary Plan, approved on May 9, 2023.

TRANSPORTATION:

Right-of-way (ROW) dedication is included for the extension of Pfluger Farm Lane and Gladstone Castle Trail. The fees for the ROW were calculated with the TIA during the preliminary plan process.

UTILITIES:

Utility service will be provided by Manville WSC. The tract is within the Manville water CCN. The wastewater service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

PARKS:

Parkland dedication for 24.3 acres and 396 units in total 5.23 acres to be provided fee in lieu for \$227,696.83. The park development fee will be \$196,416.

TREES:

Tree mitigation will be required prior to any tree being removed. The approved fee in lieu as shown in the preliminary plan is \$23,400.

STAFF RECOMMENDATION:

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

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ATTACHMENTS:

- Final Plat (separate attachment)

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LOCATION MAP:

