

STAFF REPORT

Planning and Zoning:	04/05/2021	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2021-0311	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP2012-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Vine Creek Phase 2 Subdivision; an approximate a 21.254-acre tract of land situated in the Juan Zambrano Survey No. 38, Abstract No. 844, Pflugerville, TX. 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 (FP2012-03)

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 30 lots, two (2) of which will be for landscape and three (3) of which will be dedicated as public park. A portion of the project is located within the 100 yr floodplain, no portion of the development structures will be located inside the floodplain.

TRANSPORTATION:

Right of way dedication is included for the creation of Altesino Cove and will vary between 50' in width and 60' in width. Roadway Impact Fees will be assessed and collected prior to issuance of any building permit.

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 has been calculated based on the Parks and Recreation Commission approved plan on June 18, 2016. The applicant proposed to dedicate 14.104 acres of land, the Per Subchapter 14 of the UDC, 50% of the total floodplain land dedicated can qualify for the land dedication. Therefore, Phase 7 will dedicate 7.85 acres of land and provide a fee of \$18,630.23.

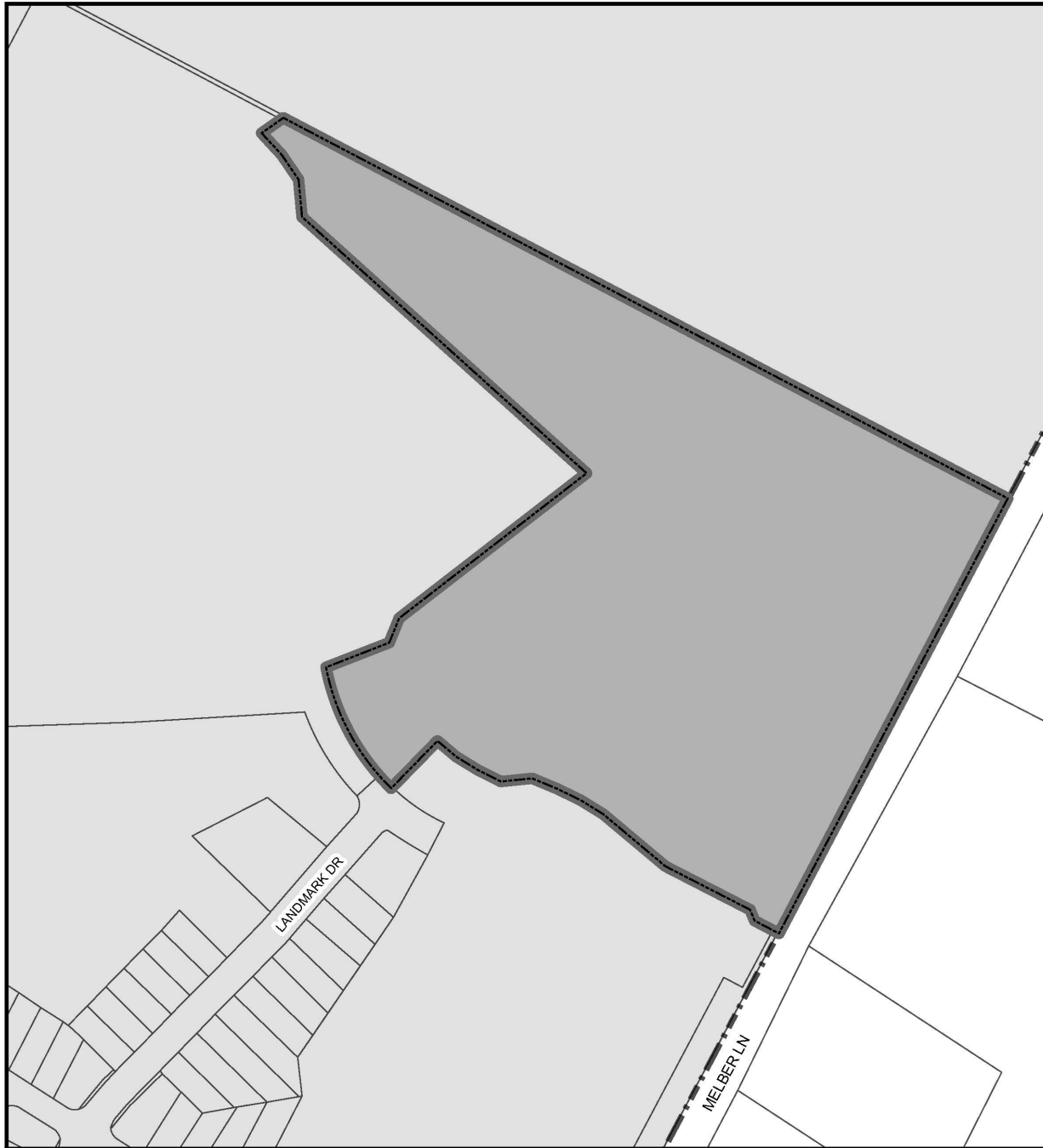
TREES:

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 meets the minimum State and local requirements, staff recommends approval.

LOCATION MAP:






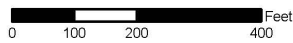
Vine Creek Ph 7

**Case Number:
FP2012-03**

12/28/20

Legend

-  Subject Property
-  ETJ
-  City Limits



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.



Locator Map

