
STAFF REPORT

Planning and Zoning:	2/3/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-2670	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1311-09	Phone:	512-990-6300

SUBJECT: Approving a Plat Vacation of the Villages of Hidden Lake, Phase 6A final plat, a 23.04-acre subdivision out of the George M. Martin Survey No. 9, Abstract No. 529 in Travis County, Texas. (FP1311-09)

LOCATION:

Villages of Hidden Lake Phase 6A is located north of Pflugerville Pkwy, east of Becker Farm Rd. in the "peninsula" located next to Lake Pflugerville.

ZONING:

The property is located in the Extraterritorial Jurisdiction (ETJ) and subject to the Pflugerville East Development Agreement which among other things, identified a single-family detached land use for the area.

ANALYSIS:

The Villages of Hidden Lake, Phase 6A final plat was approved in 2007 and includes 90 single-family lots on 23.04 acres. No lots have been sold to date and the owner of the property has identified a need to divide the project into two phases as well as adjust lot lines to add a pedestrian access point to Lake Pflugerville. In order to accommodate the desired phasing and adjusted design, the existing plat is proposed to be vacated and replaced in the near future with two new phased final plats.

Fiscal security was posted with the original final plat, allowing the plat to be recorded prior to the construction of public infrastructure. As a result, no public improvements or utilities are within the final plat area and concurrence letters from utility providers have been received identifying no objection to the proposed plat vacation. Located within the ETJ, the proposed plat vacation will also be considered by Travis County.

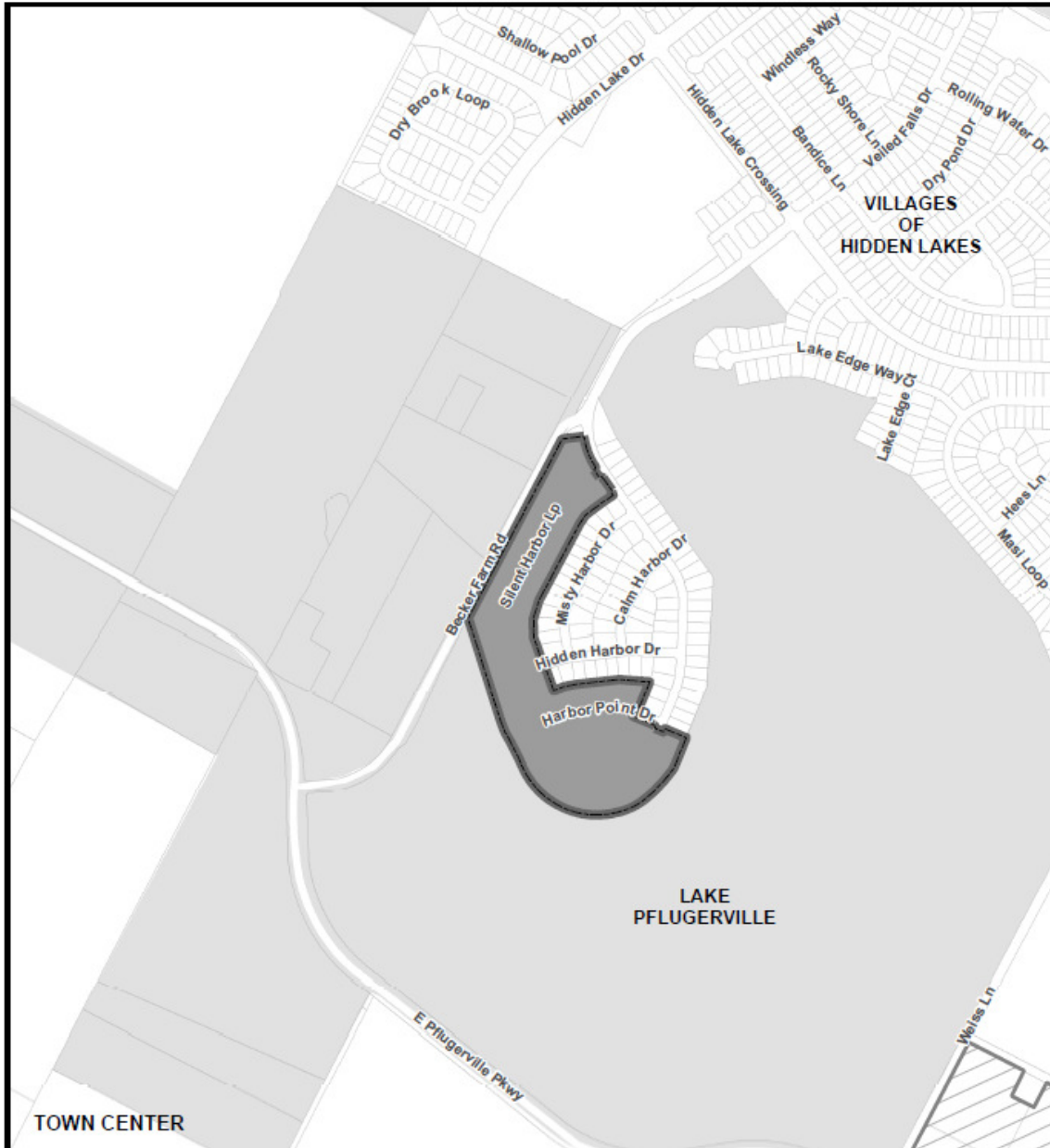
STAFF RECOMMENDATION:




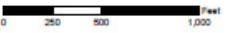


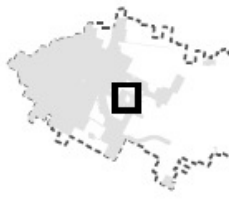
While the subdivision has been established with separate lots, property ownership has not transferred. The proposed plat vacation will allow the owner to make necessary adjustments and phase the development as desired. No objections have been received from other utility providers and Travis County Staff will be recommending approval of the plat vacation. Staff recommends approval of the proposed request.

ATTACHMENTS:

- Location Map
- Applicant Request
- Villages of Hidden Lake Phase 6A recorded final plat (separate attachment)
- Plat Vacation Instrument

LOCATION MAP:



<p>Villages of Hidden Lake Ph 6A, Plat Vacation</p> <p>Case Number: FP1311-09</p> <p>11/25/2013</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETJ <p></p>	<p></p> <p><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.</small></p> <p></p>	<p>Locator Map</p> 
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APPLICANT REQUEST:



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

November 15, 2013

Ms. Emily Barron, AICP
Planning Director
City of Pflugerville
201-B East Pecan Street
Pflugerville, Texas 78691


**Re: Plat Vacation
The Villages of Hidden Lake Phase 6A**

Dear Emily:

The owner of the Villages of Hidden Lake Phase 6A, BLD VOHL 6A-1, LLC and BLD VOHL 6A-2, LLC wishes to vacate the plat that was recorded in document number 200700105 of the Official Public Records of Travis County. The intent is to replat the subdivision into two phases, Phase 6A-1 (consisting of 45 lots) and Phase 6A-2 (consisting of 45 lots). In addition to splitting the original plat into two phases, lot lines in block SS were adjusted and lot 18A added to facilitate a pedestrian access route to the Lake Pflugerville trail.

Please let me know if you have any questions or comments.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 470



Steven S. Crauford, P.E.
Project Manager

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