

STAFF REPORT

Planning and Zoning:	5/2/2022	Staff Contact:	Robyn Miga, Planning Manager
Agenda Item:	2022-0441	E-mail:	robynm@pflugervilletx.gov
Case No.	2022-9-FP	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Enclave at Cele Section 2, a 24.392-acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38, and the Juan Zambrano Survey No. 38, Abstract No. 845, in Travis County, City of Pflugerville, Texas to be known as the Enclave at Cele Section 1 Final Plat (2022-9-FP).

LOCATION:

The proposed subdivision consists of approximately 24.392 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 68 residential lots, one parkland lot, one drainage lot, one public access lot, and 4 landscape lots.

TRANSPORTATION:

The subdivision dedicates an additional .588 acres for Cele Road, as well as provides for 9 new residential streets.

UTILITIES:

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

PARKS:

1.346 acres will be dedicated for parkland with Phase 1.

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

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LOCATION MAP:

