

STAFF REPORT

Planning and Zoning:	1/4/2021	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8489	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP2006-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Wuthrich Hill Farms Section Two-A, a 33.596-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas. (FP2006-03)

LOCATION: The proposed subdivision is located generally northeast of the Dessau Rd. and Wells Branch Pkwy intersection, along the east side of Dessau Rd.

ZONING: The proposed lots are zoned Multi-Family 20 (MF-20).

ANALYSIS:

The final plat includes two lots located internally to the development that is bound by Dessau Rd. to the west and Wells Branch Pkwy to the south. An extension of E. Olympic Dr. is proposed to bisect the tract in a general east to west direction, creating the two lots, and providing a connection between the Mountain Creek Estates single family development to the east with Dessau Rd. Floodplain associated with a tributary of Gilleland Creek crosses the southwest portion of Lot 1, Block C in a general northwest to southeast direction.

TRANSPORTATION:

The extension of Olympic Drive, a minor collector, from its current terminus in Mountain Creek Estates to Dessau is included with this final plat.

UTILITIES:

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility 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 and development fee were considered by the Parks and Recreation Commission on June 18, 2020. As approved, an extension of hike and bike trails along with a fee in lieu of parkland dedication will be provided.

STAFF RECOMMENDATION:

The proposed final plat meets local and state requirements and therefore staff recommends approval of the Wuthrich Hill Farms Section Two-A final plat.

ATTACHMENTS:

- Location Map
- Wuthrich Hill Farms Section Two-A final plat (separate attachment)

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LOCATION MAP:

