

Pflugerville Planning and Zoning Commission

AGENDA REPORT

Planning and Zoning:	4/3/2017	Staff Contact:	Erin Sellers, Senior Planner
Agenda Item:	2017-5722	E-mail:	erins@pflugervilletx.gov
Case No.	FP1608-02	Phone:	512-990-6300

SUBJECT: Approving the Sorento Phase 9 Final Plat; a 17.606-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1608-02)

Location: The proposed subdivision is located in the Municipal Utility District (MUD) #17 within the City's ETJ, generally east of SH 130 along Weiss Lane, north of Jesse Bohls Road, and directly east of Lake Pflugerville.

Land Use: One residential condominium lot is proposed with this final plat phase. The development of Phase 9 final plat will be governed under development standards established per 6th Amendment to the Development Agreement regarding Bohls North and PCDC Tracts approved by City Council on February 28, 2017.

Transportation / Traffic Impact Fees: The proposed one-lot subdivision receives access to Weiss Lane where site access will be limited to two driveways on Weiss Lane. In accordance with the Traffic Impact Analysis and the developer's phasing agreement with Travis County, the developer will be required to pay traffic impact fees to the City in the amount of \$60,748.00 prior to the recordation of the final plat. The traffic impact fee represents the cost of necessary roadway improvements roughly proportional to the traffic generated by the proposed development. (Refer to plat note number 29.)

Water and Wastewater Utilities: The City of Pflugerville will provide retail water and wastewater service within the subdivision.

Parkland: In accordance with the approved phasing per the Preliminary Plan, public parkland will not be dedicated in this phase. The preliminary plan provides for a total of 33 acres of dedicated public parkland.

Public Improvements: Prior to the recordation of the final plat, the public improvements including water and wastewater infrastructure shall be constructed and accepted by the City, or fiscal security in an amount equal to 110% of the cost of the public improvements in a form acceptable to the Director shall be provided.

STAFF RECOMMENDATION: The proposed subdivision meets the minimum requirements for a Final Plat; therefore Staff recommends approval of the Sorento Phase 9 Final Plat.

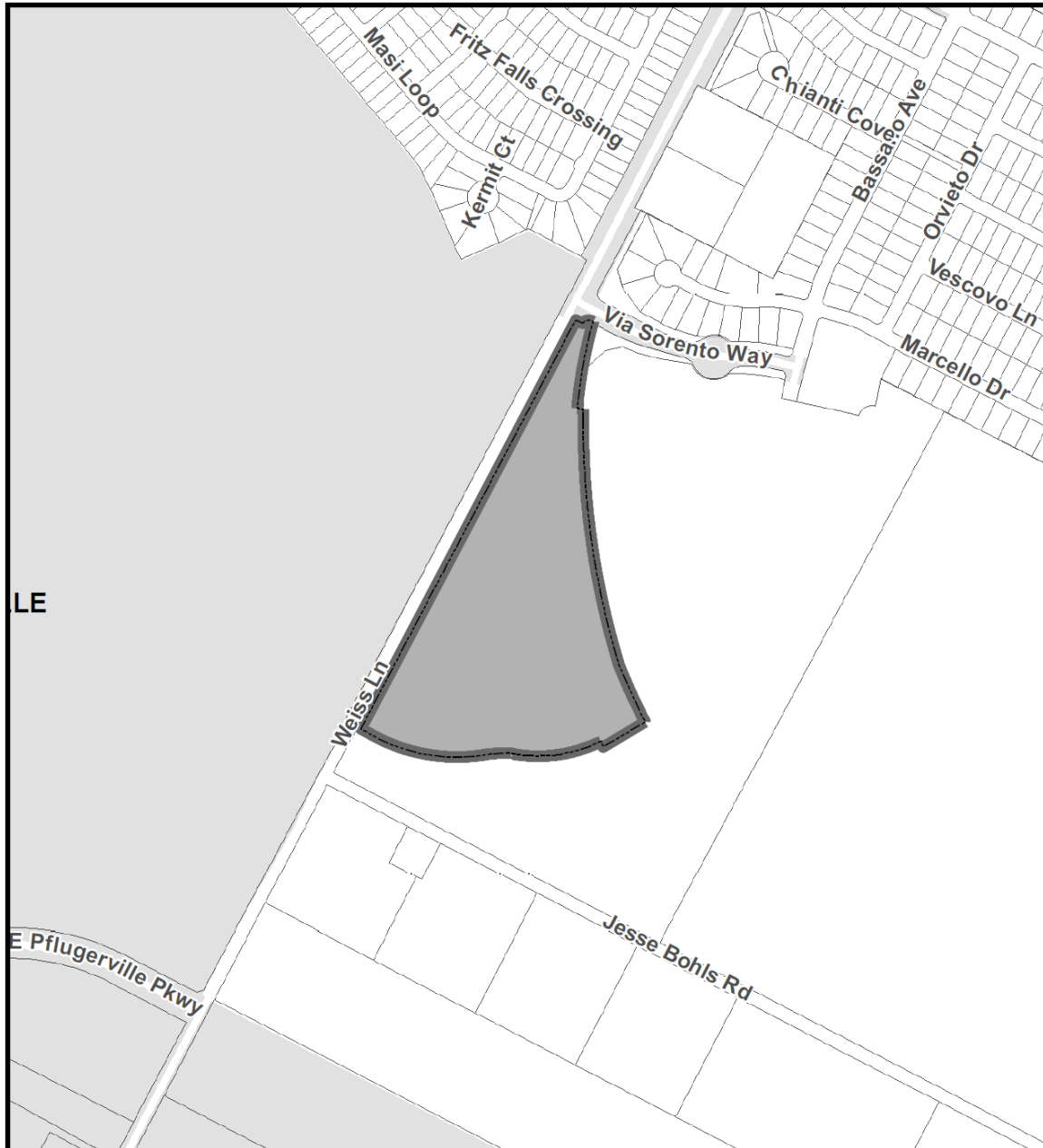
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ATTACHMENTS:

- Location Map
- Sorento Phase 9 Final Plat (separate attachment)

LOCATION MAP:






Sorento Ph 9

**Case Number:
 FP1608-02**

8/15/2016

Legend

-  Subject Property
-  ETJ
-  City Limits

0 200 400 800 Feet



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

