

**STAFF REPORT**

<b>Planning and Zoning:</b>	7/17/2017	<b>Staff Contact:</b>	Abigail Rose, Planner II
<b>Agenda Item:</b>	2017-6001	<b>E-mail:</b>	abbeyr@pflugervilletx.gov
<b>Case No.</b>	FP1702-04	<b>Phone:</b>	512-990-6306

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**SUBJECT:** Approving a Final Plat for Verona Section 3; a 31.56-acre tract of land out of the James P. Kempe Survey No. 12, Abstract No. 464, in Pflugerville, Texas.

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**LOCATION:**

The property is located along the south side of Cele Rd., between Weiss Ln. and Melber Ln.

**ZONING:**

The subject property is within the city limits and zoned Single Family Residential (SF-R) district. In addition to zoning, the development is also subject to a development agreement.

**REQUEST:**

The final plat contains 117 single family lots and four public streets. Residential lots within the subdivision are designed with a width ranging from 55-70 feet wide, and a minimum lot depth of 120 feet, which is consistent with the development agreement. The LCRA transmission lines are currently located along the east property line and included within the LCRA easement/open space lot identified as: Lot 20 A, Block K; Lot 20B, Block K; Lot 11B, Block L; and Lot 43A, Block L in the Verona Section 3 final plat. The configuration of the subdivision is consistent with the preliminary plan and lot sizes are generally consistent with the zoning and development agreement.

**TRANSPORTATION:**

Access to the subdivision is from an extension of Quebrada Dr., the main collector level road connecting Cele Rd. to the following roads: Scoria Dr., Kimberlite Dr., and Elk Horn Dr. All of these extensions are also included in the plat. The plat's configuration provides access to and from the site from the east by Elk Horn Dr. extension. Pedestrian connectivity is provided through 4-ft wide internal public sidewalks along the extent of all public streets and paths through an open lot which connects to the existing 10' hike and bike trail on the southwestern border of the tract.

**UTILITIES:**

The property is within Manville Water Service Corporation Certificate of Convenience and Necessity (CCN) for water, and the City of Pflugerville for wastewater. Public improvements required to serve this section of the development have not been constructed to date, and will be required to be accepted or fiscal surety posted before the subject final plat will be recorded.

**PARKLAND:**

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The required public parkland for the development was included with the Verona Section 1 Final Plat, and no additional parkland is required or proposed with this section.

### **STAFF RECOMMENDATION:**

The final plat meets the minimum state and local requirements and is in conformance with the approved Preliminary Plan and development agreements. Staff recommends approval.

### **ATTACHMENTS:**

- Location Map
- Verona Section 3 Final Plat Sheet 1 and 2 (separate attachment)

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**LOCATION MAP:**

