

# Pflugerville Planning and Zoning Commission

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## AGENDA REPORT

<b>Planning and Zoning:</b>	12/4/2017	<b>Staff Contact:</b>	Ian Beck, Planner 1
<b>Agenda Item:</b>	2017-6282	<b>E-mail:</b>	ianb@pflugervilletx.gov
<b>Case No.</b>	FP1708-01	<b>Phone:</b>	512-990-6303

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**SUBJECT:** Approving the Sorento Phase 8 Final Plat; a 26.161-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in the City of Pflugerville, Travis County Texas. (FP1708-01)

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**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:** There are 90 single-family lots proposed with lot sizes ranging from 7,377 S.F. to 14,705 S.F. Per the Third Amendment to the Development Agreement regarding Bohls North and PCDC Tracts approved by City Council on March 26, 2013, the minimum lot size is 6,600 square feet. Comprehensively, at least twenty-five percent (25%) of the lots within the Sorento phase 8 development shall equal or be greater than 7,500 square feet.

**Transportation / Traffic Impact Fees:** Six local streets are proposed to be extended through Phase 8 of the Sorento Development, including Leccion Drive, Barouni Drive, Prato Drive, Elvidio Drive, Bassano Avenue, Ardea Alba Drive. Access to Weiss Lane is provided by way of the existing minor collector roadways, Via Sorento Way and Aventura Avenue. 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 in the amount of \$60,748.50 prior to the recordation of this 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 25.)

**Water and Wastewater Utilities:** The City of Pflugerville will provide retail water and wastewater service within the subdivision. Prior to the recordation of the final plat, the subdivision's water and wastewater infrastructure is required to be formally conveyed to the City in accordance with the development agreement. Currently phases 1-3 are being serviced by the City of Pflugerville at this time.

**Parkland:** The Sorento preliminary plan provides for a total of 33 acres of dedicated public parkland. No lots within Sorento Phase 8 will be dedicated and conveyed as public parkland. Currently 4.628 acres of parkland have been dedicated in Sorento Phase 1 (3.905 acres) and Sorento Phase 4 (0.723 acres).

**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.

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**STAFF RECOMMENDATION:** The proposed subdivision meets the minimum requirements for a Final Plat; therefore Staff recommends approval of the Sorento Phase 8 Final Plat.

**ATTACHMENTS:**

- Location Map
- Sorento Phase 8 Final Plat (separate attachment)

**LOCATION MAP:**

