

Pflugerville Planning and Zoning Commission

AGENDA REPORT

Planning and Zoning:	2/5/2017	Staff Contact:	Abigail Rose, Planner II
Agenda Item:	2018-6508	E-mail:	abbeyr@pflugervilletx.gov
Case No.	PP1710-01	Phone:	512-990-6306

SUBJECT: Approving the Becker Farms Subdivision Preliminary Plan; 17.593 acres of land out of the George M. Martin Survey No. 9, Abstract No. 529; in Travis County Texas. (PP1710-01)

BACKGROUND/DISCUSSION

Location: The proposed subdivision is located generally east of SH 130, and borders the Becker Farms Road and Silent Harbor Loop intersection to the west.



Request: Approving a Preliminary Plan for the Becker Farms Subdivision; 17.593 acres of land out of the George M. Martin Survey No. 9, Abstract No. 529; in Travis County Texas. The proposed subdivision will

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consist of 85 total lots which include; 83 Single Family Mixed Use lots, 1 Drainage lot, and 1 Open Space/Landscape lot.

Zoning:

The subject property is zoned Agriculture/Conservation (A). The Applicant is currently pursuing a rezoning to have the property rezoned from Agriculture/Conservation (A) to Single Family-Mixed Use (SF-MU) district; all to be known as Becker Farm Subdivision (REZ1710-01). The City's Planning and Zoning Commission recommended approval on January 8th, 2018. In order for the rezoning to be approved, City Council must approve the rezoning during the first and second reading. Those dates are scheduled as follows, first reading on February 6th and the second on February 27th.

Transportation:

Property includes direct access to Becker Farm Road, a collector street. Per the City's Unified Development Code, the proposed subdivision will provide two (2) stubs/drives to the west in order for the site to eventually connect to any future development to the west.

Water & Wastewater Service:

The subject property is located within the City's CCN (Certificate of Convenience and Necessity) for water and wastewater utility service. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

Parkland:

The City of Pflugerville's Park & Recreation Department coordinated with the applicant to discover the required parkland dedication and fees. The amount of creditable public parkland meets the code requirements applicable under the City's Unified Development Code. In addition to public parkland, the maintenance of a private drainage lot and open space lot will be owned and maintained by the proposed HOA. If any protected trees per Subchapter 12 of the Unified Development Code are proposed to be removed, a mitigation plan will be required prior to the issuance of the Site Development Permit.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements for a Preliminary Plan; therefore, Staff recommends approval of the Becker Farms Subdivision Preliminary Plan.

ATTACHMENTS:

- Location Map

LOCATION MAP:

