

## STAFF REPORT

<b>Planning and Zoning:</b>	4/2/2018	<b>Staff Contact:</b>	Ian Beck, Planner I
<b>Agenda Item:</b>	2018-6663	<b>E-mail:</b>	ianb@pflugervilletx.gov
<b>Case No.</b>	FP1712-04	<b>Phone:</b>	512-990-6303

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**SUBJECT:** Approving the Becker Farms Phase 1 Final Plat; a 9.859-acre tract of land out of the George M. Martin Survey No. 9, Abstract No.529; In the City of Pflugerville, Travis County Texas (FP1712-04).

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### Location:

The property is located generally northwest of the Silent Harbor Loop Becker Farm Road intersection, north of E. Pflugerville Parkway. Phase 1 includes land located generally in the north and eastern portion of the Becker Farm development.

### Zoning:

The property was recently rezoned to the Single Family Mixed Use (SF-MU) zoning district (ORD No. 1329-17-12-12), which allows for single family detached dwellings with a minimum lot width of 40', minimum lot depth of 120', and minimum lot area of 5,000 sq ft.

### Land Use:

The proposed final plat includes 42 single-family lots proposed with lot sizes ranging from 5,970 S.F to 9025 S.F. A 1.008-acre private drainage lot is proposed at the knuckle of Thunian Pass and Winnow Way and a 0.086-acre private open space lot at the entrance to this subdivision. Both private lots will be owned and maintained by the HOA.

### Transportation:

Access into the Becker Farms neighborhood will be from Texel Lane, which has a direct connection to Becker Farm Rd. Four local streets are proposed to be established with Phase 1 and include Texel Lane, Winnow Way, Chaff Lane, and Thunian Pass. Thunian Pass is proposed to be extended to the western extent of the subdivision and will include a stub into the adjacent property to the west to provide for future connectivity and eventual connection with a future extension of Hidden Lake Dr. Based on the total number of single family lots within the Becker Farm development, a traffic impact analysis was not required.

### Utilities:

Water and wastewater service will be provided by the City of Pflugerville.

### Parkland:

The Becker Farms Preliminary plan identified a required parkland dedication of 1.12-acres or \$48,874.32 and a parkland development fee of \$63,325.00. No land is proposed to be dedicated within the

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subdivision, therefore the fee in lieu and development fee will be required prior to recordation of any plat in the subdivision.

**Staff Recommendation:** The proposed subdivision meets the minimum state and local requirements for a Final Plat and Staff recommends approval of the Becker Farms Phase 1 Final Plat.

**Attachments:**

- Location Map
- Becker Farms Phase 1 (separate attachment)

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### LOCATION MAP:

