

STAFF REPORT

Planning and Zoning:	4/2/2018	Staff Contact:	Ian Beck, Planner 1
Agenda Item:	2018-6664	E-mail:	ianb@pflugervilletx.gov
Case No.	FP1712-04	Phone:	512-990-6303

SUBJECT: Approving the Becker Farms Phase 2 Final Plat; a 7.734-acre tract of land out of the George M. Martin Survey No. 9, Abstract No. 529; in the City of Pflugerville, Travis County Texas. (FP1712-05)

Location:

The property is located generally northwest of the Silent Harbor Loop and Becker Farm Road intersection, north of E. Pflugerville Parkway. Phase 2 is located within the general southwest portion of the Becker Farm development.

Zoning:

The property was recently rezoned to the Single Family Mixed Use (SF-MU) zoning district ORD No. (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 41 single-family lots proposed with lot sizes ranging from 5,960 S.F to 9,556 S.F. The configuration and size of the lots are consistent with the preliminary plan and in conformance with the SF-MU zoning district.

Transportation:

Access into the Becker Farms neighborhood will be from Texel Lane, which has a direct connection to Becker Farm Rd. in Phase 1. Three local street extensions are proposed within Phase 2 to provide circulation and access to individual lots. The Texel Lane extension will have a stub into the property to the west in order 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 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 park development fee of \$63,325.00. No land is proposed to be dedicated within the subdivision, therefore the fee in lieu and development fee will be required prior to recordation of any plat in the subdivision.

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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 2 Final Plat.

Attachments:

- Location Map
- Becker Farms Phase 2 (separate attachment)

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LOCATION MAP:

