

Pflugerville Planning and Zoning Commission

AGENDA REPORT

Planning and Zoning:	06/04/2018	Staff Contact:	Abigail Rose, Planner II
Agenda Item:	2018-6756	E-mail:	abbeyr@pflugervilletx.gov
Case No.	FP1708-05	Phone:	512-990-6306

SUBJECT: Approving the Sorento Phase 5 Final Plat; a 37.823-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1708-05)

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: Single-Family: There are 162 single-family lots proposed with lot sizes ranging from 6,637 S.F. to 12,757 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 shall equal or be greater than 7,500 square feet.

Transportation / Traffic Impact Fees: Eight local streets are proposed to be extended through Phase 5 of the Sorento Development, including Aventura Avenue, Anicio Gallo Drive, Cercina Trail, Marcello Drive, Pendolino Drive, Guido Cove, Avola Cove, and Curio 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 \$1,436,418.66 prior to the recordation of the 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 27.)

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.

Parkland: The Sorento preliminary plan provides for a total of 32.31 acres of dedicated public parkland. No lots within Sorento Phase 5 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 final plat meets the minimum state and local requirements and is in conformance with the approved Preliminary Plan and governing development agreements; therefore, staff recommends approval.

ATTACHMENTS:

- Location Map
- Sorento Phase 5 Final Plat (separate attachment)

LOCATION MAP:

