

Pflugerville Planning and Zoning Commission

AGENDA REPORT

Planning and Zoning:	6/4/2018	Staff Contact:	Ian Beck, Planner 1
Agenda Item:	2018-6817	E-mail:	ianb@pflugervilletx.gov
Case No.	FP1711-02	Phone:	512-990-6303

SUBJECT: Approving the Sorento Phase 10 Final Plat; a 59.089-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas.
(FP1711-02)

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: Lots 90 and 91 include 29.615 acres out of the 59.089 acre tract are to be condominiums. Lot 89 includes 28.414 acres and is to be used as public parkland and drainage for Sorento Phase 10 and 1.061 acres to be dedicated for the right of way. Condominiums are to be built and designed with accordance to the sites development agreement and will be established through a separate site plan.

Transportation / Traffic Impact Fees: Weiss Ln is to provide access for Sorento phase 10. A Fee-In-Lieu for the construction of the 6' public sidewalk required along Jesse Bohls road shall be provided to Travis County prior to plat approval.

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.

Parkland: The Sorento preliminary plan provides for a total of 33 acres of dedicated public parkland. Lot 89 includes 28.414 acres and is to 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) which meets the total 33 acres of dedicated public parkland. Per revision #3 of the Sorento Preliminary plan a future hike and bike is planned in the northern sector of Phase 10. The hike and bike trail is to be constructed as each adjacent phase of Sorento are approved and begin construction.

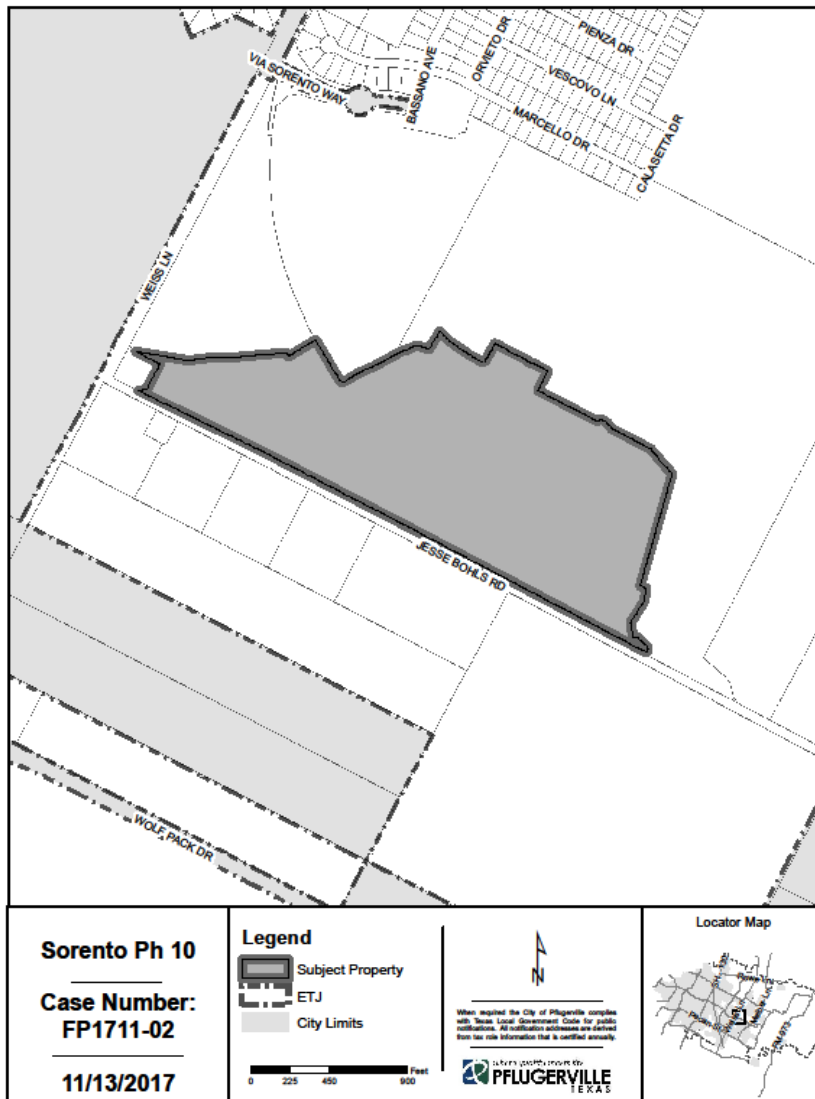
Public Improvements: Prior to the recordation of the final plat, the public improvements including water and wastewater infrastructure shall be constructed and accepted by the City, or fiscal security in an amount equal to 110% of the cost of the public improvements in a form acceptable to the Director shall be provided.

STAFF RECOMMENDATION: The proposed subdivision meets the minimum requirements for a Final Plat; therefore Staff recommends approval of the Sorento Phase 10 Final Plat.

ATTACHMENTS:

- Location Map
- Sorento Phase 10 Final Plat (separate attachment)

LOCATION MAP:



Pflugerville
Planning and Zoning
Commission

AGENDA REPORT