

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/5/2018	<b>Staff Contact:</b>	Abbey Rose, Planner II
<b>Agenda Item:</b>	2018-7161	<b>E-mail:</b>	abbeyr@pflugervilletx.gov
<b>Case No.</b>	FP1803-04	<b>Phone:</b>	512-990-6306

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**SUBJECT:** Approving a Final Plat for the Vine Creek Phase 1; a 28.897-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 in Travis County, Texas. (FP1803-04)

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**LOCATION:**

The property within the Vine Creek subdivision, generally at the northwest corner of Cele Road and Melber Lane.

**ZONING:**

The property was annexed into the City of Pflugerville in 2006 (ORD No. 853-06-12-12) and rezoned to the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) districts in November 2015.

**ANALYSIS:**

The final plat consists of 79 single-family residential lots, eight (8) landscape P.U.E. and D.E. lots, one (1) private HOA park, and one (1) public park lot totaling 8.092 acres. The configuration of the subdivision is consistent with the subdivision's utilization of both the SF-R and SF-MU zoning districts. All of the lots included in Phase 1 are at minimum 50' in width following the requirements of the SF-R zoning district. Phase 1 of the Vine Creek subdivision's southernmost boundary is Cele Road. Phase 1 extends north to the central part of the overall subdivision where most of the drainage, parkland, and floodplain is located. The floodplain and main drainage areas have been identified as public park/drainage easement lots. These lots will be conveyed to the City of Pflugerville as open space/parkland, but general landscape maintenance is planned to be through the homeowner's association.

**TRANSPORTATION:**

Cele Road is currently two-lane, predominantly county roadway with roadside ditches. Phase 1 includes right of way dedication to assist in the future expansion and straightening of Cele Road and Melber Lane to four lane, divided arterial sections. The plat includes the construction of six (6) 60' Right-of-Ways including: Landmark Drive, Shafer Drive, Colgin Drive, Zinfandel Drive, Beringer Drive, and Phelps Drive. Upon completion, the streets and drainage improvements will be accepted through Travis County Commissioner's Court for maintenance.

A TIA was provided with the preliminary plan which analyzed the proposed development's impact on the neighboring road infrastructure, suggested improvements, and identified the development's pro-rata share toward those improvements. The pro-rata share will be paid to the entity where the intersection is located with the applicable phases, and will be paid prior to the plat approvals. Both Travis County and the City of Pflugerville have approved the TIA.

## **STAFF REPORT**

### **UTILITIES:**

The property is located within the Manville Certificate of Convenience and Necessity (CCN), therefore Manville will be the water provider to the development. Wastewater service will be by the City of Pflugerville. Per previous agreements, this property was allowed to utilize the central plant for wastewater service. A lift station is proposed in the eastern portion of the development, near Melber Ln, and will provide the infrastructure necessary to pump wastewater via force main to Weiss Ln. Off-site easements for that infrastructure will be required prior to the first final plat being considered.

### **PARKS:**

In the overall Vine Creek development, approximately 10 acres of public parkland is required given the number of single family residential lots. The development includes a total of 29 acres of parkland, of which 18.6 acres are considered “uplands” which is out of the 100 year floodplain. Public amenities are proposed near the private amenity center, and will be provided to meet the park development fee. The Parks and Recreation Commission considered the request on June 16, 2016 and recommended approval.

Phase 1 includes eight (8) landscape P.U.E. and D.E. lots, one (1) private HOA park, and one (1) public park lot totaling 8.092 acres. The floodplain and main drainage areas have been identified as public park/drainage easement lots in the subdivision and will consist of 8 different lots. These lots will be conveyed to the City of Pflugerville as open space/parkland, but general landscape maintenance is planned to be through the homeowner’s association. An open space/landscape lots is provided as a buffer to the single family lots from the boundary street, Cele Road, as well as enhancements along the main entrance, Landmark Drive. These areas are planned to have the subdivision perimeter fencing, landscaping and will be maintained by the homeowner’s association. The private park lot with amenities is proposed in the central portion of the development and will contain a private amenity center maintained by the homeowner’s association.

### **STAFF RECOMMENDATION:**

The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.

### **ATTACHMENTS:**

- Location Map
- Vine Creek Phase 1 Final Plat (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**

