

STAFF REPORT

Planning and Zoning:	11/5/2018	Staff Contact:	Abbey Rose, Planner II
Agenda Item:	2018-7162	E-mail:	abbeyr@pflugervilletx.gov
Case No.	FP1805-03	Phone:	512-990-6306

SUBJECT: Approving a Final Plat for the Vine Creek Phase 3 & 4; a 24.392-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 in Travis County, Texas. (FP1805-03)

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 137 single-family residential lots, two (2) landscape P.U.E. and D.E. lots, one (1) and access lot. The configuration of the subdivision is consistent with the subdivision's utilization of both the SF-R and SF-MU zoning districts. Phase 3 & 4 include both 40' and 50' wide lots following the requirements of the SF-MU and SF-R zoning district. Phase 3 & 4 of the Vine Creek subdivision is just east of Phase 1 and shares the easternmost border of the subdivision with Melber Lane.

TRANSPORTATION:

Cele Road is currently two-lane, predominantly county roadway with roadside ditches. Phase 3 & 4 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 extension of Shafer Drive, Zinfandel Drive, and Beringer Drive, 60' Right-of-Ways and the construction of six (2) 60' Right-of-Ways including: Caymus Drive and Cloudy Bay 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.

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

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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. No parkland will be dedicated with this plat.

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)

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LOCATION MAP:

