

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/16/2019	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-7823	<b>E-mail:</b>	Jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1903-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conditionally Approve the Sorento Phase 7 Final Plat; a 36.585-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1903-02)

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**LOCATION:**

The subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally east of Weiss Lane and north of Jesse Bohls Road. The proposed subdivision is located within Travis County Municipal Utility District (MUD) No. 17.

**ZONING:**

The Sorento development is not zoned, but governed by a development agreement established with the consent of Travis County Municipal Utility District (MUD) No. 17.

**REQUEST:**

The final plat is generally located in the southern end of the Sorento development and includes 163 single-family lots and two private open space lots that will be owned/maintained by the HOA. The residential lot dimensions and overall configuration meet minimum standards established per the development agreement and the approved preliminary plan.

**TRANSPORTATION:**

A total of seven public streets are included within Phase 6 and will provide access to all lots within this plat. Streets within this subdivision will be maintained by Travis County. TIA fees have been paid.

**UTILITIES:**

The City of Pflugerville will provide retail water and wastewater service within the subdivision. The public infrastructure will be conveyed with acceptance in accordance with the development agreement.

**PARKS:**

The Sorento preliminary plan identified approximately 32 acres of land to be dedicated towards public parkland. Sorento Phase 7 does not include any land that is to be conveyed as public parkland.

**STAFF RECOMMENDATION:**

The final plat meets the minimum state and Pflugerville requirements, but remains under review by Travis County. Staff recommends conditional approval of the plat, with the condition that Travis County Commissioner's Court approves the plat in the present configuration.

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**ATTACHMENTS:**

- Location Map
- Sorento Phase 7 Final Plat (separate attachment)

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**LOCATION MAP:**

