

STAFF REPORT

Planning and Zoning:	2/3/2019	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2019-7939	E-mail:	emilyf@pflugervilletx.gov
Case No.	PP1910-02	Phone:	512-990-6300

SUBJECT: Conditionally Approving a Preliminary Plan for Star Ranch; a 14.85 acre tract of land located in the N.D. Walling Survey No. 675 and N.D. Walling Survey No. 2722; in Williamson County, Texas. (PP1910-02)

LOCATION:

The subject property is located in the extra-territorial jurisdiction (ETJ) generally east of SH130 service road and north of CR 138.

ZONING:

Not applicable in the ETJ.

ANALYSIS:

The preliminary plan proposes to establish one residential lot with approximately 336 single family units.

TRANSPORTATION:

Right of way dedication to the County is included for the future expansion of CR 138 in the form of 2.26 acres adjacent to CR138.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are included in the preliminary plan. The City has reviewed the request to add 300 LUEs to the City of Pflugerville's Wastewater CCN through a connection to the east and south of the parcel.

PARKS:

Parkland dedication has been proposed as fee in lieu, \$193,407. The Park Development Fee for 336 units has been calculated at \$166,656.

TREES:

Tree mitigation will be required prior to any tree being removed.

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
- Preliminary Plan (separate attachment)

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LOCATION MAP:

