

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/1/2020	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>Agenda Item:</b>	2019-7997	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.</b>	FP1911-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Vine Creek Phase 5; a 14.764-acre tract of land out of the Juan Zambrand Survey No. 38, Abstract No. 844; Pflugerville, Texas. (FP1911-01)

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**LOCATION:**

The property is generally located at the City limit, to the west of Melber Lane and north of Cele Road.

**ZONING:**

The property is zoned Single-Family Residential (SF-R).

**ANALYSIS:**

The final plat proposes to establish four blocks containing 81 lots, five of which will be for landscape and one which will be used for utilities.

**TRANSPORTATION:**

Right of way dedication is included for the extensions of Phelps Drive (ROW varies), Caymus Drive (50'), and Cloudy Bay Drive (50'). There is also a ROW dedication of 0.565 acres along Melber Lane.

**UTILITIES:**

Water service will be provided by Manville W.S.C. and wastewater will be provided by the City of Pflugerville.

**PARKS:**

The Parkland dedication and development fee for Phase 5 amounts to \$57,391.12. Fiscal shall be posted for this amount until such time that the Subdivision Park Improvements exceeding this value have been constructed accepted by the City of Pflugerville.

**TREES:**

Tree mitigation will be required prior to any tree being removed. If a tree will be retained, the tree protection standards will be required.

**STAFF RECOMMENDATION:**

The Final Plat meets the minimum state and local requirements, and Staff recommends approval.

**ATTACHMENTS:**

- Location Map

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**LOCATION MAP:**

