

STAFF REPORT

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

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)

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:

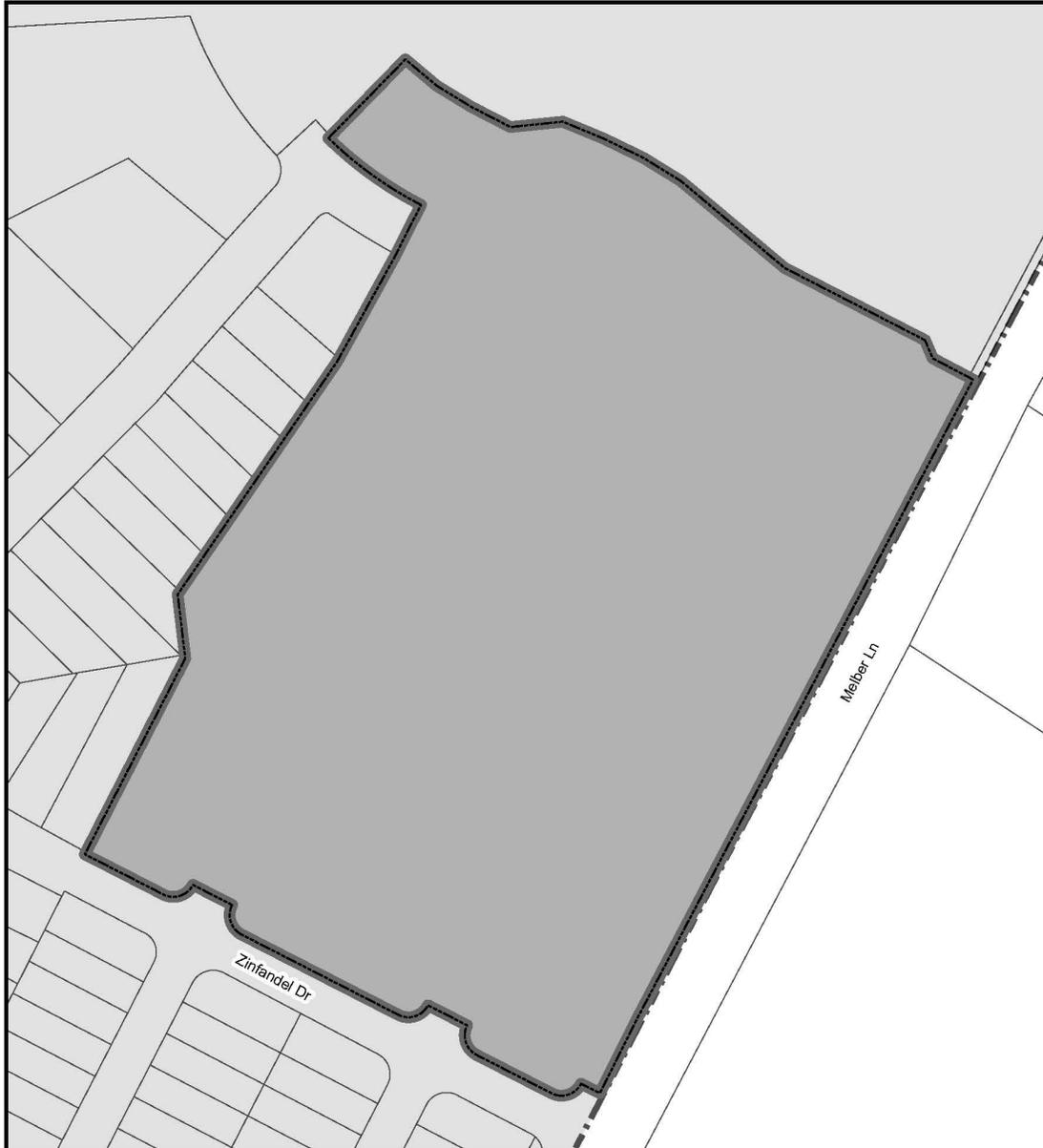
The Final Plat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

- Location Map

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LOCATION MAP:



<p>Vine Creek Ph 5</p> <hr/> <p>Case Number: FP1911-01</p> <hr/> <p>11/4/19</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p style="text-align: right;">Feet</p> <p>0 50 100 200</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">↑</p> <p style="font-size: small;">When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p> <p style="text-align: center;"> where quality meets life PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p>
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