

STAFF REPORT

Planning and Zoning:	08/03/2020	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2019-7946	E-mail:	emilyd@pflugervilletx.gov
Case No.	PP1906-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Cielo North; a 28.316-acre tract of land out of the S. Darling Survey NO. 102; Pflugerville, Texas. (PP1906-01)

LOCATION:

The property is located at the boundary of the City of Pflugerville the City of Round Rock on the northern extent of West Pflugerville Parkway.

ZONING:

The property is zoned Single-Family Mixed Use (SF-MU).

ANALYSIS:

The preliminary plan proposes to establish three single-family mixed use, one lot in which Jazz Street and Carousel Drive right of way dedication will be located, and one private open space lot north of Carousel Drive. Two of the single-family lots will contain a detached condominium product and the third is reserved for attached townhomes.

TRANSPORTATION:

Right of way dedication is included for the extension of Jazz Street from the north and the creation of Carousel Drive. No additional right of way is required for West Pflugerville Parkway.

UTILITIES:

Utility service will be provided by the Windermere Utility Co. Extensions of public lines necessary to serve all lots are included in the preliminary plan and easements will be required if located outside of the public right of way.

PARKS:

Parkland dedication was approved at the February 20, 2020 Parks and Recreation Commission Meeting determining that a fee in lieu of land dedication in the amount of \$195,584.40 (for 4.49 acres) will be paid to the City of Pflugerville prior to plat recordation. A bond in the amount of \$168,840 will be posted at the City of Pflugerville for parkland improvements until the proposed improvements are installed and accepted by the Parks and Recreation Department.

TREES:

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

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STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, staff recommends approval

ATTACHMENTS:

- Preliminary Plan (separate attachment)

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LOCATION MAP:

