

STAFF REPORT

Planning and Zoning:	08/03/2020	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2019-7944	E-mail:	emilyf@pflugervilletx.gov
Case No.	FP1906-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Cielo North, a 13.361-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1906-03)

LOCATION:

The proposed subdivision consists of 13.361-acres of land located at the Pflugerville City Limits east of the City of Round Rock ETJ and south of the City of Round Rock on the northern extent of West Pflugerville Parkway.

ZONING:

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

ANALYSIS:

The final plat proposes to establish one residential lot and one lot containing the right of way dedication for the extensions of Jazz Street and Carousel Drive. The lot will be single-family detached condominiums.

TRANSPORTATION:

Right of way dedication is not required for West Pflugerville Parkway. Right of way dedication has been provided for Jazz Street for a 60 foot right-of-way.

UTILITIES:

Utility service will be provided by the Windermere Utility Co.

PARKS:

Parkland dedication required is 1.89 acres; the fee in-lieu to be provided is \$82,328.40. The parkland development fee to be provided is \$71,020. All fees will be required prior to plat recordation.

TREES:

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

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, staff recommends approval.

ATTACHMENTS:

- Final Plat (separate attachment)

STAFF REPORT

LOCATION MAP:

