



# City of Pflugerville

## Legislation Text

---

**File #:** 2019-7942, **Version:** 2

---

Approving a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 27.977-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP1908-03)

The northern boundary of the plat has been adjusted slightly to meet the density requirements of the Unified Development Code. The proposed subdivision consists of 29.577-acres located southwest of the SH130 and SH45 intersection, west of Stone Hill Town Center and south of Wilke Lane. The property is zoned Corridor District Urban Center Level 5 (CL5) which allows for greater residential density and urban form development with a variety of uses. The final plat proposes to establish 3 residential lots, one lot for drainage, and one lot for right-of-way dedication. This final plat is Phase 1 of the Lifestyle Communities Preliminary Plan, approved on July 31<sup>st</sup>, 2019. Right of way (ROW) dedication is included for the extension of Pfluger Farm Lane and Gladestone Castle Trail road creation. Fees were calculated for the Traffic Impact Analysis (TIA) for the preliminary plan. Phase one TIA fees, \$360,690, will be required prior to recordation. Utility service will be provided by the City of Pflugerville and Manville WSC. The southern extent of the tract is located within the City of Pflugerville water CCN, while the majority of the tract is within the Manville water CCN. Water service will be provided by the respective CCN holders. The wastewater service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots have been included in the preliminary plan. Parkland dedication for 25.29 acres and 409 units in total 5.40 acres to be provided fee in lieu for \$235,224. The park development fee will be \$202,864. All fees were approved by the Parks and Recreation Commission on April 18, 2019 and will be required prior to recordation. Tree mitigation will be required prior to any tree being removed. The approved fee in lieu as shown in the preliminary plan is \$23,400. The fee will be required prior to recordation.

The final plat meets the minimum State and Local requirements, Staff recommends approval of the final plat.

Emily Draughon, Planner II