



City of Pflugerville

Legislation Text

File #: 2020-8422, **Version:** 6

Approving a Preliminary Plan for Enclave at Cele; a 41.3-acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38 and the Juan Zambrano Survey No. 38, Abstract No. 645; in Pflugerville, Texas. (PP2005-01)

The subject property is located generally southwest of the Cele and Melber Ln intersection, along the south side of Cele Rd. The property is zoned Single Family Residential (SF-R) district and proposes a new single family residential subdivision containing a total of 123 single family lots following the SF-R zoning district requirements. Additional open space lots and a 3.5-acre public parkland lot are provided within the subdivision. On November 19, 2020, the Parks and Recreation Commission unanimously recommended approval of the parkland dedication and anticipated use of the required development fee. The subdivision will be served by Manville for water and the City of Pflugerville for wastewater via a modification to an existing agreement with the Vine Creek development.

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

Jeremy Frazzell, Asst. Planning Director