



# City of Pflugerville

## Legislation Text

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**File #:** 2020-8559, **Version:** 1

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Approving a Final Plat for Vine Creek Phase 2 Subdivision; an approximate a 25.097 acre tract of land situated in the Juan Zambrano Survey No. 38, Abstract No. 844, and being a part of the remnant portion of the called 147.16 acre tract of land conveyed to Midtex Partners, Ltd., recorded in document No. 2002240814 of Travis County, Texas (FP2007-01)

The property is generally located at the City limit, to the west of Melber Lane and north of Cele Road and is zoned Single-Family Residential (SF-R). 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. Right of way dedication is included for the extensions of Shafer Drive (50'), Hartwell Drive (50'), Zinfandel Drive (50'), Forman Drive (50'), and Penfolds Drive (50'). There is also a ROW dedication of 0.565 acres along Melber Lane. The pro-rate share as outlined in the TIA is \$45,958. Water service will be provided by Manville W.S.C. and wastewater will be provided by the City of Pflugerville. The Parkland dedication and development fee for Phase2 will be calculated based on the Parks and Recreation Commission approved plan in June 18, 2016. Tree mitigation will be required prior to any tree being removed. If a tree will be retained, the tree protection standards will be required.

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

Emily Draughon, Planner II