



City of Pflugerville

Legislation Text

File #: 2021-0535, **Version:** 1

Approving a Final Plat for Vine Creek Phase 6 Subdivision; an approximate a 30.805-acre tract of land situated in the Juan Zambrano Survey No. 38, Abstract No. 844, Pflugerville, TX. and being all of the called 30.805-acre tract of land (Tract 1) conveyed to Ashton Austin Residential, L.L.C, recorded in Document No. 2021089662 of Travis County, Texas (FP2012-03)

The final plat proposes to establish four blocks containing 105 lots; 101 of these lots will be single family lots, there will be one (1) roughly 3-acre public park. The remaining acres will be utilized for Public Utility Easements, Electrical Easements, Drainage and Detention, and Right-of-Way for new streets. This is the sixth phase of the Vine Creek Subdivision of the approved preliminary plans under the same name (PP1512-02). A portion of the proposed plat is located within the boundaries of the 100-year flood plain. The subdivision will be dedicating these lots and easements to the City but the HOA will maintain them in the future. The covenants, conditions, and restrictions have been recorded in Document No. 2018133434 with Travis County, Tx. 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 Phase 6 has been calculated based on the Parks and Recreation Commission approved plan on June 18, 2016. The applicant proposed to dedicate 6.7 acres of land, the Per Subchapter 14 of the UDC, 50% of the total floodplain land dedicated can qualify for the land dedication. Therefore, Phase 6 will dedicate 3.373 acres of land and provide a fee of \$80,482.61. The remaining private open spaces will be owned and maintained by the Vine Creek HOA as determined in the restrictive covenants.

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

Emily Draughon, Planner II