



City of Pflugerville

Legislation Text

File #: 2017-6208, **Version:** 1

Approving Sorento Preliminary Plan Revision #3; a 359.3-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (PP1706-01)

The proposed subdivision is located in the City's ETJ, generally east of SH 130 along Weiss Lane, north of Jesse Bohls Road, and directly east of Lake Pflugerville. The 359.3-acre project consists of 10 phases of development, 8 phases of which consist of single-family lots with associated private and public parkland. Phases 9 and 10 serve as development reserve lots that may include multi-family uses. The primary modification associated with the revision is the reconfiguration and re-distribution of lot sizes across the remaining phases of the development, Phase 5, 6, 7 and 8. The redistribution results in a decrease of 55 and 70' wide lots, and an increase in 63' wide lots, resulting in a decrease of 6 single-family residential lots from the current approved Preliminary Plan. Phase boundaries have been redrawn to match the proposed lot changes. Additionally, the lot lots in Phase 10's multi-family/open space have been revisited to be consistent with the alignment of the offsite wastewater line which will be constructed with Phase 9. This adjustment still allows for Lot 89, Block X to dedicate the entire floodplain to the City for creditable parkland as described in the 2009 Unified Development Code. The wastewater connection point to the City's Sorento Wastewater Interceptor has been revised to be consistent with what is proposed in the Phase 4 Construction Plans. This revision does not propose any changes to the layout of the internal street network.

The proposed subdivision meets the minimum requirements for a Preliminary Plan and is in accordance with the governing development agreement; therefore Staff recommends approval of the Sorento Preliminary Plan Revision #3.

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