



# City of Pflugerville

## Legislation Text

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**File #:** 2013-1799, **Version:** 1

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Approving a Revised Preliminary Plan for Phase VI B-2 of the Villages of Hidden Lake subdivision; a 5.24-acre tract of land out of the George Martin Survey No. 9, Abstract No. 529, in Pflugerville, Texas. (PP1211-02)

The property is located in the ETJ, generally southwest of the Hidden Lake Crossing and Silent Harbor Loop intersection. While not zoned, the development is governed through the Pflugerville East Land Development Agreement and subsequent amendments between RMD Holdings, L.P and the City. The agreement allows for varying lot sizes ranging from 50 feet to 80 feet wide and states that the cumulative density of development may never exceed 3.5 units per acre, plus an additional 245 lots. The preliminary plan is consistent with that agreement. The density within the revised preliminary is 3.4 units per acre. Subdivision variances for block length and park frontage were approved in 2002 with the original preliminary plan. The proposed revision adds phasing to create Phase VI B-2 and B-3, removes 2 private open space lots in Phase VI-B2 (added with the 2007 revision), adds 1 new single family lot in Block UU (UU16) and increases the lot depth of 4 single family lots in Block TT (TT11, TT5, TT6, TT7). The open space lots were private open space and not included in the public parkland requirement. The amount of public parkland required for the Villages of Hidden Lake subdivision is addressed in the development agreement and is equivalent to 1 acre of public parkland per 100 developed residential lots. With the additional single family lot and the dedication requirement identified in the development agreement, a total of 12.85 acres of public parkland is required for the Villages of Hidden Lake subdivision. A total of 22.19 acres of public parkland has been conveyed to date. The open space lots that are proposed to be removed with this preliminary plan were not reflected as public parkland in prior preliminary plans. Water and wastewater service will continue to be provided by the City of Pflugerville.

Staff recommends approval of the revisions to Phase VI outlined as Phase VI-B2 within the Villages of Hidden Lake Revised Preliminary Plan.

Jeremy Frazzell, Senior Planner