



# City of Pflugerville

## Legislation Text

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**File #:** 2017-5717, **Version:** 1

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Approving the Sorento Phase 4 Final Plat; a 37.353-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1608-03)

The proposed subdivision is located in the Municipal Utility District (MUD) #17 within the City's ETJ, generally east of SH 130 along Weiss Lane, north of Jesse Bohls Road, and directly east of Lake Pflugerville. Single-Family: There are 147 single-family lots proposed with lot sizes ranging from 6,883 S.F. to 9,322 S.F. Per the Third Amendment to the Development Agreement regarding Bohls North and PCDC Tracts approved by City Council on March 26, 2013, the minimum lot size is 6,600 square feet. Comprehensively, at least twenty-five percent (25%) of the lots shall equal or be greater than 7,500 square feet.

In accordance with the Traffic Impact Analysis and the developer's phasing agreement with Travis County, the developer will be required to pay traffic impact fees in the amount of \$1,436,418.66 prior to the recordation of the final plat. The traffic impact fee represents the cost of necessary roadway improvements roughly proportional to the traffic generated by the proposed development. (Refer to plat note number 27.)

Lot 70A will be dedicated and conveyed to the District as public parkland at the time of recordation of the final plat.

Prior to the recordation of the final plat, the public improvements including water and wastewater infrastructure shall be constructed and accepted by the City, or fiscal security in an amount equal to 110% of the cost of the public improvements in a form acceptable to the Director shall be provided.

The proposed plat satisfies all state and local platting requirements, therefore staff recommends approval of the final plat.

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