



City of Pflugerville

Legislation Text

File #: 2017-6001, **Version:** 1

Approving a Final Plat for Verona Section 3; a 31.56-acre tract of land out of the James P. Kempe Survey No. 12, Abstract No. 464, in Pflugerville, Texas. (FP1702-04)

The property is located along the south side of Cele Rd., between Weiss Ln. and Melber Ln. The subject property is within the city limits and zoned Single Family Residential (SF-R) district. In addition to zoning, the development is also subject to a development agreement. The final plat contains 117 single family lots and four public streets. Residential lots within the subdivision are designed with a width ranging from 55-70 feet wide, and a minimum lot depth of 120 feet, which is consistent with the development agreement. The configuration of the subdivision is consistent with the preliminary plan and lot sizes are generally consistent with the zoning and development agreement. Access to the subdivision is from an extension of Quebrada Dr., the main collector level road connecting Cele Rd. to the following roads: Scoria Dr., Kimberlite Dr., and Elk Horn Dr. All of these extensions are also included in the plat. The required public parkland for the development was included with the Verona Section 1 Final Plat, and no additional parkland is required or proposed with this section.

The final plat meets the minimum state and local requirements and is in conformance with the approved Preliminary Plan and development agreements. Staff recommends approval.

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