



City of Pflugerville

Legislation Text

File #: 2018-6663, **Version:** 1

Approving the Becker Farms Phase 1 Final Plat; a 9.859-acre tract of land out of the George M. Martin Survey No. 9, Abstract No.529; In the City of Pflugerville, Travis County Texas (FP1712-04).

The property is located generally northwest of the Silent Harbor Loop Becker Farm Road intersection, north of E. Pflugerville Parkway. Phase 1 includes land located generally in the north and eastern portion of the Becker Farm development. The proposed final plat includes 42 single-family lots proposed with lot sizes ranging from 5,970 S.F to 9025 S.F. A 1.008-acre private drainage lot is proposed at the knuckle of Thunian Pass and Winnow Way and a 0.086-acre private open space lot at the entrance to this subdivision. Both private lots will be owned and maintained by the HOA. Access into the Becker Farms neighborhood will be from Texel Lane, which has a direct connection to Becker Farm Rd. Four local streets are proposed to be established with Phase 1 and include Texel Lane, Winnow Way, Chaff Lane, and Thunian Pass. Thunian Pass is proposed to be extended to the western extent of the subdivision and will include a stub into the adjacent property to the west to provide for future connectivity and eventual connection with a future extension of Hidden Lake Dr. Based on the total number of single family lots within the Becker Farm development, a traffic impact analysis was not required. Water and wastewater service will be provided by the City of Pflugerville. The public parkland fee in lieu and park development fees will be required prior to recordation of any plat in the subdivision.

The proposed subdivision meets the minimum requirements for a Final Plat; therefore Staff recommends approval of the Becker Farms Phase 1 Final Plat.

Ian Beck, Planner I