



City of Pflugerville

Legislation Text

File #: 2018-6664, **Version:** 1

Approving the Becker Farms Phase 2 Final Plat; a 7.734-acre tract of land out of the George M. Martin Survey No. 9, Abstract No. 529; in the City of Pflugerville, Travis County Texas. (FP1712-05)

The property is located generally northwest of the Silent Harbor Loop and Becker Farm Road intersection, north of E. Pflugerville Parkway. Phase 2 is located within the general southwest portion of the Becker Farm development. The proposed final plat includes 41 single-family lots proposed with lot sizes ranging from 5,960 S.F to 9,556 S.F. The configuration and size of the lots are consistent with the preliminary plan and in conformance with the SF-MU zoning district. Access into the Becker Farms neighborhood will be from Texel Lane, which has a direct connection to Becker Farm Rd. in Phase 1. Three local street extensions are proposed within Phase 2 to provide circulation and access to individual lots. The Texel Lane extension will have a stub into the property to the west in order 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 will be provided by the City of Pflugerville. No public park land is proposed to be dedicated within the subdivision, therefore the park land fee in lieu and park development fee will be required prior to recordation of any plat in the subdivision.

The proposed subdivision meets the minimum state and local requirements for a Final Plat and Staff recommends approval of the Becker Farms Phase 2 Final Plat.

Ian Beck, Planner I