



City of Pflugerville

Legislation Text

File #: 2019-7997, **Version:** 1

Approving a Final Plat for Vine Creek Phase 5; a 14.764-acre tract of land out of the Juan Zambrand Survey No. 38, Abstract No. 844; Pflugerville, Texas. (PP1911-01)

The property is generally located at the City limit, to the west of Melber Lane and north of Cele Road. The property is zoned Single-Family Residential (SF-R). The final plat proposes to establish four blocks containing 81 lots, five of which will be for landscape and one which will be used for utilities. Right of way dedication is included for the extensions of Phelps Drive (ROW varies), Caymus Drive (50'), and Cloudy Bay Drive (50'). There is also a ROW dedication of 0.565 acres along Melber Lane. Water service will be provided by Manville W.S.C. and wastewater will be provided by the City of Pflugerville. The Parkland dedication and development fee for Phase 5 amounts to \$57,391.12. Fiscal shall be posted for this amount until such time that the Subdivision Park Improvements exceeding this value have been constructed accepted by the City of Pflugerville. Tree mitigation will be required prior to any tree being removed. If a tree will be retained, the tree protection standards will be required.

The Final Plat meets the minimum state and local requirements, and Staff recommends approval.

Emily Draughon, Planner II