



# City of Pflugerville

## Legislation Text

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**File #:** 2019-7939, **Version:** 3

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Conditionally Approving a Preliminary Plan for Star Ranch; a 14.85 acre tract of land located in the N.D. Walling Survey No. 675 and N.D. Walling Survey No. 2722; in Williamson County, Texas. (PP1910-02)

The preliminary plan proposes to establish one residential lot with approximately 336 single family units. The property is located the extra-territorial jurisdiction (ETJ) generally northeast of the SH130 and CR 138 intersection. City zoning is not applicable in the ETJ. Utility service extensions have been reviewed and approved by the City Engineer to include the addition of 300 LUEs to the City of Pflugerville Wastewater CCN. The wastewater connection is located to the southeast of the parcel. Right of Way dedication to the County has been included to the south of the property in the form of 2.26-acres. Parkland dedication has been proposed as fee in lieu, \$193,407. The Park Development Fee for 336 single family units has been calculated at \$166,656.

The final plat meets the minimum state and Pflugerville requirements, but remains under review by Travis County. Staff recommends conditional approval of the plat, with the condition that Travis County Commissioner's Court approves the plat in the present configuration.

Emily Fesette, Planner II