

**STAFF REPORT**

<b>Planning and Zoning:</b>	08/05/2024	<b>Staff Contact:</b>	Samantha Fleischman, Planner I
<b>Agenda Item:</b>	2024-0730	<b>E-mail:</b>	samanthaf@pflugervilletx.gov
<b>Case No.</b>	PP2023-000042	<b>Phone:</b>	512-990-6323

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**SUBJECT:** Approving a Preliminary Plan for Timmerman East; a 123.619-acre tract of land out of the Peter Conrad Survey, Section No. 17, Abstract No. 200; in Pflugerville, Texas. (PP2023-000044)

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**LOCATION:** The subject property is located generally north of State Highway 45; the northern boundary borders the Penley Park and Shadow Creek subdivisions.

**ZONING:** The property is zoned Urban (Level 4: CL4) and Urban Center (Level 5: CL5).

**ANALYSIS:**

The preliminary plan establishes four (4) lots and an extension of Rowe Lane. Lots 1, 3, and 4 are located north and lot 2 is located south of the proposed Rowe Lane extension. A land use has not been identified for the property at this time, however a 50-foot-wide vegetative buffer area has been added to the subdivision along the north side adjacent to the single-family.

**TRANSPORTATION:**

The preliminary plan will extend four existing streets through the subject property. The extension of Rowe Lane is included as a 100-foot right-of-way, planned as a four-lane, divided minor arterial. Navarre Terrace, Oak Vista Drive and Peach Vista Drive will be extended south, into the subject parcel. A TIA will be conducted during the site planning stage and any required roadway additions will be addressed at this stage. Roadway Impact Fees will be required and assessed at time of Final Plats.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan. Wastewater will be extended to and through the site from an offsite wastewater line and will include extensions to serve all lots in the subdivision. Water will be located in a 50' easement along Wilke Lane and will provide connection to the neighboring property.

**PARKLAND:**

Currently, no lots are proposed for residential development and therefore parkland is not required.

**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval.

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**ATTACHMENTS:**

- Location Map
- Timmerman East Preliminary Plan (separate attachment)

