

## STAFF REPORT

<b>Planning and Zoning:</b>	9/16/2024	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2024-0920	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	PP2023-000051	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Biltmore Subdivision Preliminary Plan; 73.35 acres situated in the TS Barnes Survey, Abstract No. 67; in Pflugerville, Texas. (PP2023-000051)

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**LOCATION:** The subject property is located generally southwest of the East Pecan Street and Sunlight Way intersection.

**ZONING:** The property is a corridor district zoned Urban: Center 5 (CL5) district.

**ANALYSIS:**

The preliminary plan is intended to establish 3 blocks with 14 lots. Blocks A and B will have 11 lots for Mixed-Density Neighborhood Use and Block C will have 3 lots for Employment use. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Unified Development Code.

**TRANSPORTATION:**

The preliminary plan includes 2.72 acres of existing right-of-way. 936.48' of Helios Way and 1,497.82' of Biltmore Avenue. Both Helios Way and Biltmore Avenue are 70' Width Collector roadways.

**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.

**PARKLAND:**

On November 17, 2016, the Parks Commission approved Fee-in-lieu in the amount of \$146,047.97 payable prior to recordation of the final plat. The Parkland Development Fee was approved by the Parks.

Commission, also on 11/17/2016. The specifics are as follows:

The Parkland Development fee calculates to be \$125,984.00. The project proposes to develop park amenities that are to be used as credit towards satisfying the parkland development fee. The developer will post a bond in the amount of \$125,984.00 prior to recordation of the final plat to ensure the parkland development fee.

**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval.

**ATTACHMENTS:**

**STAFF REPORT**

- Location Map
- Biltmore Subdivision Preliminary Plan

**STAFF REPORT**

**LOCATION MAP:**

