

**STAFF REPORT**

<b>Planning and Zoning:</b>	1/5/2026	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>Agenda Item:</b>	2023-0506	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	PP2025-000452	<b>Phone:</b>	512-990-6300

---

**SUBJECT:** Approving a Preliminary Plan for the Pfarm Subdivision; a 16.759-acre tract out of the Peter Conrad Survey No. 71, Abstract No. 200 situated in Travis County. (PP2025-000452).

---

**LOCATION:** The subject property is located west of North Heatherwilde Boulevard and south of the southern terminus of William Anderson Drive. The property is locally addressed as 18516 N Heatherwilde Blvd.

**ZONING:** The property is zoned as a Single-Family Mixed Use Residential District (SF-MU).

**ANALYSIS:**

The preliminary plan is intended to establish two (2) residential lots and 686 feet right-of-way expansion of William Anderson Drive. 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 subject property is located along North Heatherwilde Blvd. North Heatherwilde Blvd is an existing 100' arterial roadway. The Preliminary Plat extends Williams Anderson Drive by 686'. Williams Anderson Drive is an existing 50' local roadway.

**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.

**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- The Pfarm Subdivision Preliminary Plan (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**

