

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/2/2025	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2025-0456	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	PP2024-000407	<b>Phone:</b>	512-990-6300

---

**SUBJECT:** Approving a Preliminary Plan for Olson Farms Subdivision Preliminary Plan; approximately 356.62 acres of land, Tract 1 209.448 acres of land, more or less, situated in the John W. Hann Survey No. 26 and the Thomas Sharp Survey No. 41, Travis County, Texas and being that same 26.729 acre tract and 183.169 acre tract described in document No. 2002179762 and Tract 2: 1.972 acres of land, more or less, situated in the John W. Hann Survey NO. 236, Travis County, Texas. Generally located northeast Brita Olson Road and Axell Lane intersection. To be known as Olson Farms Subdivision Preliminary Plan. (PP2024-000407).

---

**LOCATION:** The subject property is located generally northeast Brita Olson Road and Axell Lane intersection.

**ZONING:** The subject property is located with the extra territorial jurisdiction (ETJ) and is part of the New Sween #3 Municipal Utility District.

**ANALYSIS:**

The preliminary plan is intended to establish 246-40' Single Family Lots, 500-45' Single Family Lots, 142-50' Single Family Lots, 1 Amenity Center Lot, 1 Commercial Lot, 20 Open Space Lots, 2 Lift Station Lots and 38.41 acres of right-of-way for a total of 356.63 acres.

**TRANSPORTATION:**

The proposed Preliminary Plan displays a 37,996.' right-of-way dedication. 5, 266' extension for 60' Minor Collector Britia Olson Road, 1,776' for 60' Minor Collector Mongoose Road, and 30,954' made of 31-50' Local roadways.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for wastewater and Aqua Water Supply Corporation for water. 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
- Olson Farms Preliminary Plan

**STAFF REPORT**

**LOCATION MAP:**

