

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/16/2024	<b>Staff Contact:</b>	Kirstin Gummelt, Planner II
<b>Agenda Item:</b>	2024-0648	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	PP2024-000088	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Impact Way IV; an approximate 17.6863 acres of land out of the William Caldwell Survey, Abstract No. 162; in Travis County, Texas, generally located south of the terminus of Impact Way and west of SH 130 (PP2024-000088).

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**LOCATION:** The subject property is located generally south of the terminus of Impact Way and east of SH 130.

**ZONING:** The property is zoned Urban (Level 4: CL4)

**ANALYSIS:**

The Impact Way IV preliminary plan encompasses an approximate 17.686-acre tract that was formally TxDOT property and was recently acquired by the Pflugerville Community Development Corporation. The proposed preliminary plan is intended to create three lots and dedicate right-of-way to extend Impact Way to the south.

**TRANSPORTATION:**

The subject property is located south of the terminus of Impact Way and west of SH 130. The preliminary plan includes the extension of Impact Way through the property with a stub to the tract to the south for future continuance. Impact Way is classified as a major collector with 70 feet of right-of-way and a total of 2.335 acres is being dedicated for the public right-of-way.

**UTILITIES:**

The preliminary plan 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
- Impact Way IV Preliminary Plan (separate attachment)

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**LOCATION MAP:**

