

STAFF REPORT

Planning and Zoning:	11/02/2020	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2020-8646	E-mail:	emilyf@pflugervilletx.gov
Case No.	PP2008-01	Phone:	512-990-6300

SUBJECT: Statutorily denying a Preliminary Plan for Villarreal Development Project; an 8.31-acre tract of land out of the George M. Martin Survey No. 9, Abstract No. 529, Travis County, Texas. (PP2008-01)

LOCATION:

The property is located northwest of the Becker Farm Road and Pflugerville Parkway intersection on the western extent of Becker Farm Road. It is to the west of Lake Pflugerville.

ZONING:

The property is zoned Single-Family Mixed-Use (SF-MU).

ANALYSIS:

The preliminary plan proposes to establish a true mixed-use development consisting of 25 residential lots and 5 commercial lots. The plan has been broken into four phases. The first phase consists of one residential lot located at the northeast corner of the property and a small extension of road.

TRANSPORTATION:

Right of way dedication has been included for the future creation and extension of two new 50 wide roads that run east to west through the property.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are included in the preliminary plan and easements will be required if located outside of the public right of way.

PARKS:

Parkland dedication and the development fee have not yet been calculated. They will need to be determined prior to approval.

TREES:

The plan shows one existing Cottonwood tree that has a DBH of 27.5 inches. A tree of this size is a Heritage Tree per Subchapter 12.3. In order to remove the tree, the applicant will be required to meet the protected tree removal exceptions.

STAFF RECOMMENDATION:



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The preliminary plan requires revision and therefore subject to HB 3167, Staff recommends statutory disapproval of the preliminary plan.

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LOCATION MAP:

