

STAFF REPORT

Planning and Zoning:	4/4/2022	Staff Contact:	Jeremy Frazzell, P&DS Asst. Director
Agenda Item:	2021-1170	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP2107-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for RNDC-Timmerman Subdivision; a 34.867-acre tract of land out of the T.S. Barnes Survey, Abstract No. 67; in Pflugerville, Texas. (FP2107-03)

LOCATION: The subject property is located generally southwest of Helios and Biltmore intersection.

ZONING: The property is zoned Campus Industrial (CI) district.

ANALYSIS:

The final plat is intended to establish a one lot subdivision and the westward extension of Helios Way along the full extent of the proposed lot. A subdivision waiver was granted by the Planning and Zoning Commission on March 1, 2021 to allow the parent tract to not be included in the preliminary plan due to the remaining parent tract being located in the ETJ and not planned for division in the foreseeable future. Any future divisions or roadway extensions will be subject to the preliminary plan parent tract requirement.

TRANSPORTATION:

Helios Way extension from it's current terminus to the west extent of the lot is included in the preliminary plan. A 10' wide sidewalk will be provided along the south side of Helios Way and a 6' wide along the north side.

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.

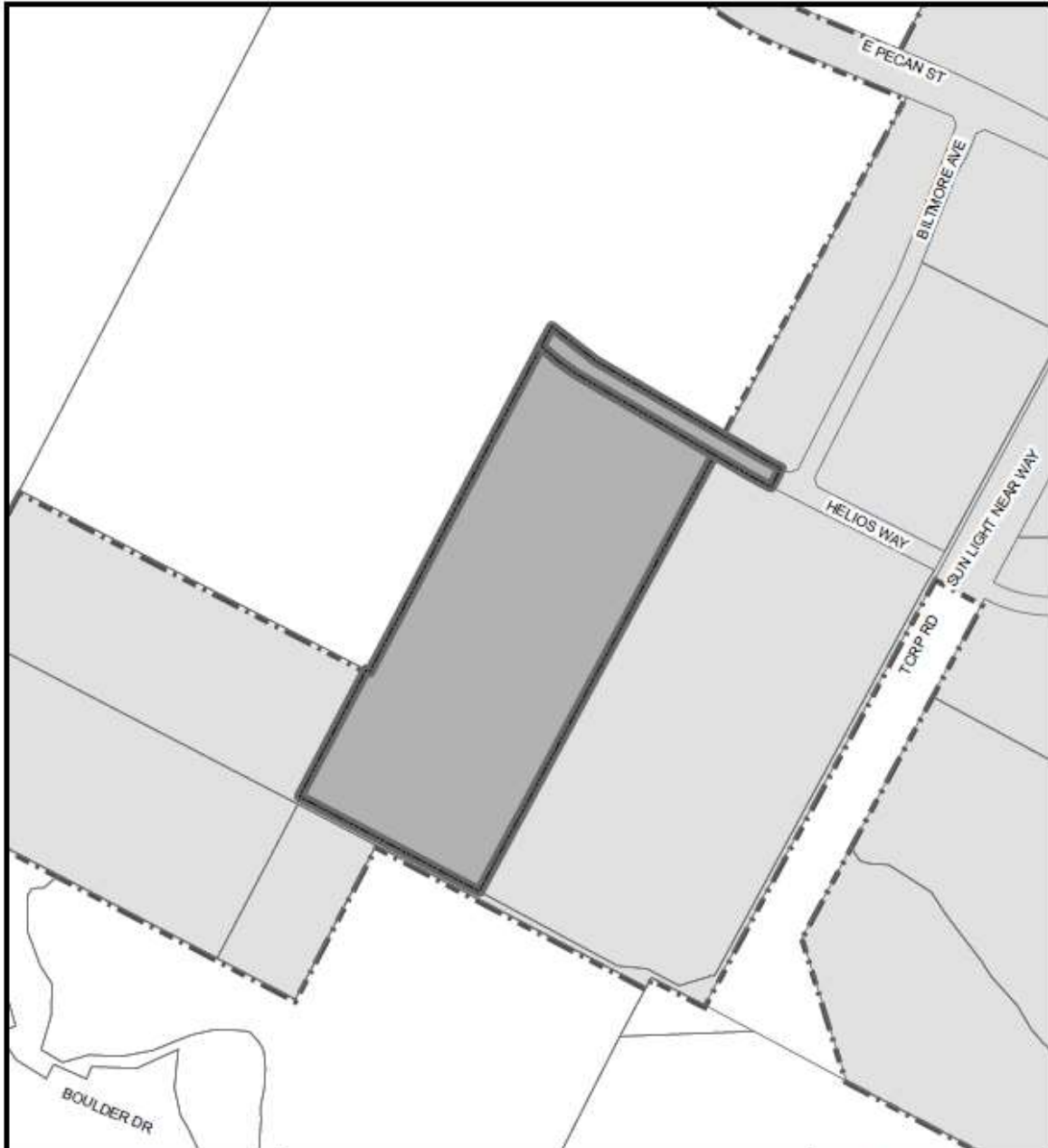
STAFF RECOMMENDATION:

The Final Plat meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- RNDC-Timmerman Subdivision Final Plat (separate attachment)

STAFF REPORT



<p>RNDC - Timmerman Subdivision</p> <p>Case Number: FP2107-03</p> <p>7/19/21</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p style="text-align: center;">0 150 300 500 Feet</p>	<p style="text-align: center;">N</p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p style="text-align: center;"> PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p>
---	--	--	--