

STAFF REPORT

Planning and Zoning:	9/16/2024	Staff Contact:	Michael Patroski, Senior Planner
Agenda Item:	2024-0908	E-mail:	michaelp@pflugervilletx.gov
Case No.	PP2024-000228	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Downtown East Subdivision Preliminary Plan; a 29.0922 acres out of the C.S. Parish survey No.2, Abstract No. 261 and the Sefton Eislens Survey No.1, Abstract No.265, both in Travis County, within the City of Pflugerville, Texas. (PP2024-000228)

LOCATION: The subject property is located generally northwest of the FM 685 and East Pecan Street.

ZONING: The property zoned Planned Unit Development (ORD 1631-24-08-13).

ANALYSIS:

The preliminary plan is intended to establish ten lots (mixed-use residential, non-residential and open space) equaling 25.54 acres and 3.55 acres of public right-of-way for a total of 29.0922 acres. 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 and the Planned Unit Development (PUD).

TRANSPORTATION:

The preliminary plan establishes the creation of three proposed streets 385' Pollinator Path (width 60'), 953' Wanderlust Way (width 60') and 1, 108' of Main Street (width 70') which will eventually connect FM 685 and North Rail Road Ave. Main Street will have two 12' travel lanes, 8' parallel parking on each side, 7' landscaping, 8' sidewalk and a 5' building setback. Pollinator Path and Wanderlust Way will have two 10' travel lanes, 8' parallel parking on each side, 7' landscaping, 5' sidewalk, and a 5' building setback. It is anticipated that Pollinator Path and Wanderlust Way will serve as temporary road titles. Once the City has provided an official name to the Civic Plaza and roads within the development, staff will be working to update the site with the revised names.

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
- Downtown East Subdivision Preliminary Plan

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LOCATION MAP:

