

STAFF REPORT

Planning and Zoning:	12/07/2020	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2020- 8857	E-mail:	emilyd@pflugervilletx.gov
Case No.	PP2011-01	Phone:	512-990-6300

SUBJECT: Statutorily denying a Preliminary Plan for Farmstead Subdivision, an approximate 87.311-acre tract of land out of the Lindsey Survey No. 67, Abstract No. 476, Travis County. (PP2011-01)

LOCATION:

The property is located at the southeast corner of the Pfluger Berkman Road and FM 973 Intersection in the ETJ.

ZONING:

City zoning does not apply in the ETJ.

ANALYSIS:

The preliminary plan proposes to establish 64 single-family lots.

TRANSPORTATION:

Right of way dedication has been included for the creation of a local street that runs through the proposed subdivision. It will have a 50-foot right of way width, the length will be included with the next submittal.

UTILITIES:

Water service will be provided by the Manville Water. The subdivider is proposing individual on-site sanitary facilities for each lot. Most of the lots are less than 3-acres in size and will therefore be required to obtain a waiver from the City Engineer.

PARKS:

Parkland dedication and development fees will need to be calculated prior to approval.

TREES:

The plan shows no protected trees within the project.

STAFF RECOMMENDATION:

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:

