

## STAFF REPORT

<b>Planning and Zoning:</b>	08/05/2024	<b>Staff Contact:</b>	Samantha Fleischman, Planner I
<b>Agenda Item:</b>	2024-0655	<b>E-mail:</b>	samanthaf@pflugervilletx.gov
<b>Case No.</b>	PP2023-000036	<b>Phone:</b>	512-990-6323

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**SUBJECT:** Approving a Preliminary Plan for Deck and Wilke Tract; an 85.497-acre tract of land situated in the Peter Conrad Survey, Section No. 17, Abstract No. 200, and situated in the John Maxey Survey, No. 1, Abstract No. 2381; in Pflugerville, Texas. (PP2023-000036)

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### LOCATION:

The subject property is located generally north of State Highway 45 and East of North Heatherwilde Boulevard, located south of the Greenridge and Penley Park Subdivisions.

### ZONING:

The property is zoned Urban (Level 4: CL4) and Urban Center (Level 5: CL5).

### ANALYSIS:

The preliminary plan establishes six (6) lots that are anticipated to be developed in five (5) phases. A mix of commercial and residential land uses are anticipated for the property and a vegetative buffer will be required adjacent to the single-family based on land use type as development occurs. A 50-foot-wide vegetative buffer area has been added to the preliminary plan along the north side adjacent to the single-family to reflect the anticipated buffer.

### TRANSPORTATION:

The preliminary plan will extend three existing streets and create two new ones. The extension of Rowe Lane is included as a 100-foot right-of-way, planned as a four-lane, divided minor arterial. Rowe Lane will bisect the property east to west. Peach Vista Drive (minor collector) and Bark Way (local) will extend southward into the subject property with Peach Vista ending at the new Rowe Lane extension. Trinity Settlement Lane will be added to connect Bark Way to Peach Vista Drive. Trinity Acres Lane will be created as a new minor collector and will connect the future Rowe Lane extension to Wilke Lane. A TIA was provided with the preliminary plan and improvements as a result of the development will include deceleration lanes.

### 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. Wastewater will be extended to the subdivision through an off-site extension from the east. Both water and wastewater will extend the length of Rowe Lane. Along the southern boundary, both water and wastewater will be located in a 50' easement along Wilke Lane and will provide connection to the neighboring property.

**STAFF REPORT**

**PARKLAND:**

Residential development is anticipated within the subdivision which will require parkland dedication dependent on the number of residential units. The required amount of Parkland Dedication is estimated at a total of 17.64 acres based on an estimated number of residential units within the subdivision. On June 20<sup>th</sup>, 2024, the Parks and Recreation Commission approved a consideration to pay a fee-in-lieu for the land dedication. The fee-in-lieu will be dependent on the final number of residential units but is anticipated at \$768,398.40. Similarly, the Parkland Development Fee is estimated to be \$662,656.

**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Deck and Wilke Preliminary Plan (separate attachment)

