

STAFF REPORT

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| Planning and Zoning: | 9/18/2023 | Staff Contact: | Zainab Haider, Planner I |
| Agenda Item: | 2023-0882 | E-mail: | zainabh@pflugervilletx.gov |
| Case No. | 2022-38-FP | Phone: | 512-990-6344 |

SUBJECT: Approving a Final Plat for 18526 Heatherwilde Boulevard, being a 16.759-acre tract out of the Peter Conrad survey No. 7, Abstract No. 200, in Travis County, Texas, generally located west of North Heatherwilde Boulevard and south of New Meister Lane, to be known as The Pfarm subdivision (2022-38-FP).

LOCATION:

The subject property is located generally south of New Meister Lane and fronts west of North Heatherwilde Boulevard.

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

ANALYSIS:

The final plat is intended to establish two lots out of a 16.759 acre tract. The Pfarm preliminary plan (2022-6-PP) was approved at the Planning & Zoning Commission on 6/5/2023, and the site plan (2023-15-SP) is still under review. The subject property is planning to build approximately 185 single family, and townhouse units under a condominium regime.

PARKLAND:

The subject property is required to dedicate 2.44 acres and will be paying a fee-in-lieu of \$106,286.40 at the time of final plat recordation.

TRANSPORTATION:

The subject property will build William Anderson Drive (50' Right of Way) between the two lots connecting north to existing Valjean drive, consisting of a total dedication of 34,328 square feet. The public improvements will be built as part of the construction plans (2022-36-CON). Traffic Impact Analysis (TIA) was not needed because the subject property did not meet the threshold required.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines is necessary to serve the subdivision and are reflected in the preliminary plan, as well as public improvement plans that are under review by the city. A 10 ft public utility easement is to be dedicated along all street frontages.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed final plat, and the recordation of the plat is conditioned on payment of Parkland Fee-In-Lieu and Parkland Development Fees, as well as the construction of William

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Anderson Drive. - as shown in this plat - being accepted by the city, or fiscal security in an amount equal to 110 percent of the estimated cost of the improvements in a form acceptable to the City Engineer provided.

ATTACHMENTS:

- Location Map
- The Pfarm Final Plat

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LOCATION MAP: