

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/4/2024	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>Agenda Item:</b>	2024-1080	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	PP2024-000254	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Pfennig Place; an approximately 14.64-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas, to be known as the Pfennig Place Preliminary Plan (PP2024-000254).

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**LOCATION:** The property is generally located south of East Pfennig Lane west of the East Pfennig Lane and FM 685 intersection.

**ZONING:** The property is zoned Neighborhood (Level 3: CL3)

**ANALYSIS:**

The property was annexed in 1995 and zoned Neighborhood (level 3: CL3) in 2007. The preliminary plan proposes one residential lot and the extension of utilities required to serve the lot. The property is proposed to be developed as a condominium subdivision with eighty-three single family detached units.

**TRANSPORTATION:**

East Pfennig lane is classified as a major collector on the Master Transportation plan. This preliminary plan is not dedicating additional right-of-way.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville and extension lines necessary to serve all lots have been included in the preliminary plan.

**PARKLAND:**

The preliminary plan identifies that 1.64 acres of parkland dedication is required based on the proposed 83 residential units. The development is proposing fee in lieu for the parkland dedication in the amount of \$71,586.50. There is also \$41,168 due in parkland development fees.

**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Preliminary Plan

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**LOCATION MAP:**

