

**STAFF REPORT**

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|-----------------------------|---------------|-----------------------|----------------------------------|
| <b>Planning and Zoning:</b> | 3/3/2025      | <b>Staff Contact:</b> | Michael Patroski, Senior Planner |
| <b>Agenda Item:</b>         | 2025-0217     | <b>E-mail:</b>        | michaelp@pflugervilletx.gov      |
| <b>Case No.</b>             | PP2023-000149 | <b>Phone:</b>         | 512-990-6300                     |

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**SUBJECT:** Approving a Preliminary Plan for Chisholm Station Preliminary Plan; approximately 89 acres of land out of the out of the Peter Conrad Survey 71, Abstract Number 200, Travis County, Texas. Generally located northwest of the State Highway 45 and State Highway 130 intersection. To be known as Chisholm Station Preliminary Plan. (PP2023-000149).

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**LOCATION:** The subject property is located generally northwest of the State Highway 45 and State Highway 130 intersection.

**ZONING:** The property is a corridor district zoned Planned Unit Development (PUD) Ord 1616-23-11-14.

**ANALYSIS:**

The preliminary plan is intended to establish three private CL4 based lots totaling 10.923-acres, six private CL5 based lots totaling 48.32-acres, four public- Public Facility (PF) lots totaling 12.307-acres and 10.162-acres of public right-of-way for a combined total of 81.71 acres.

**TRANSPORTATION:**

The proposed Preliminary Plan displays a 2,819.7' right-of-way dedication for the future extension of Rowe Lane. The City's Transportation Master Plan (TMP) shows Rowe Lane to be a Minor Arterial (4-lane) 100' roadway. Additionally, the Preliminary Plan includes a 626' extension of existing Maple Vista Drive, a 60' minor arterial right-of-way. The Preliminary Plan also includes the creation of two 60' minor collector right-of-way's, Bill Picket Drive (248') and Chisholm Station Blvd (577.4')

**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. No lot in this subdivision shall be occupied until connected

**PARKLAND:**

The required amount of Parkland Dedication is a total of 41.25 acres. The fee-in-lieu dedication for this property is \$1,541,935.00. The Park Development Fee required is \$1,550,000.

**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval with conditions. The Conditions being that Round Rock and TxDOT approve the Transportation Impact Analysis (TIA).

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**ATTACHMENTS:**

- Location Map
- Chisholm Station Preliminary Plan

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**LOCATION MAP:**

