

STAFF REPORT

Planning and Zoning:	08/05/2024	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2024-0729	E-mail:	samanthaf@pflugervilletx.gov
Case No.	PP2023-000042	Phone:	512-990-6323

SUBJECT: Approving a Preliminary Plan for Timmerman West; a 75.508-acre tract of land out of the Peter Conrad Survey, Section No. 17, Abstract No. 200, and being situated in the John Maxey Survey, Section No. 1, Abstract No. 2381; in Pflugerville, Texas. (PP2023-000042)

LOCATION: The subject property is located generally northeast of the SH 45 and North Heatherwilde Boulevard intersection, along the north side of SH 45.

ZONING: The property is zoned Urban (Level 4: CL4) district.

ANALYSIS:

The preliminary plan establishes four (4) lots and an extension of Rowe Lane from Heatherwilde Blvd. A land use has not been identified for the property at this time, however a 50-foot-wide vegetative buffer area has been added to the subdivision along the north side adjacent to the single-family.

TRANSPORTATION:

The preliminary plan will extend Rowe Lane westward to connect to Heatherwilde Boulevard. The extension of Rowe Lane is included as a 100-foot right-of-way, planned as a four-lane, divided minor arterial. A TIA will be established once a land use is defined within the subdivision. Roadway Impact Fees will be required and assessed at time of Final Plats.

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 along the southern extent of the subdivision (Lot 4) from the east and will include extensions to serve all lots in the subdivision. A water line will extend through Rowe Lane and along the southern extent of the subdivision to serve all lots.

PARKLAND:

Currently, no lots are proposed for residential development and therefore parkland is not required.

STAFF RECOMMENDATION:

The preliminary plan meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Timmerman West Preliminary Plan (separate attachment)

