

**STAFF REPORT**

<b>Planning and Zoning:</b>	2/3/2020	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2020-8111	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1905-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Timmerman Subdivision, a 72.90-acre tract of land out of the Taylor S. Barnes Survey No. 46, Abstract No. 67 and William Caldwell Survey No. 66, Abstract No. 162 in Pflugerville, Texas.

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**LOCATION:** The proposed subdivision is located southwest of the Sun Light Near Way and E. Pecan Street intersection, in the city limits.

**ZONING:** Corridor Urban Center Level 5 (CL5)

**ANALYSIS:**

The preliminary plan was originally approved in December 2016. A final plat was approved and recorded, but through inactivity, the preliminary plan has expired. The proposed configuration is consistent with the originally approved preliminary plan and includes 13 total lots, including the multi-family property currently located at the intersection of Helios Way and Biltmore.

**TRANSPORTATION:**

Helios Way and Biltmore right of way are included in the preliminary plan, but no changes are proposed.

**UTILITIES:**

Water and wastewater utility service will be provided by the City of Pflugerville.

**PARKS:**

Fee in lieu of parkland dedication was provided with the multi-family land use. If any additional residential is proposed in the subdivision, dedication or fee in lieu will be determined at that time.

**STAFF RECOMMENDATION:**

The preliminary plan meets the minimum state and local requirements and Staff recommends approval of the preliminary plan.

**ATTACHMENTS:**

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

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**LOCATION MAP:**

