



City of Pflugerville

Legislation Text

File #: 2020-8857, **Version:** 1

Statutorily denying a Preliminary Plan for Farmstead Subdivision, an approximate 87.311-acre tract of land out of the Lindsey Survey No. 67, Abstract No. 476, Travis County. (PP2011-01)

The property is located at the southeast corner of the Pfluger Berkman Road and FM 973 Intersection in the ETJ. City zoning does not apply in the ETJ. The preliminary plan proposes to establish 64 single-family lots. Right of way dedication has been included for the creation of a local street that runs through the proposed subdivision. It will have a 50-foot right of way width, the length will be included with the next submittal. Water service will be provided by the Manville Water. The subdivider is proposing individual on-site sanitary facilities for each lot. Most of the lots are less than 3-acres in size and will therefore be required to obtain a waiver from the City Engineer. Parkland dedication and development fees will need to be calculated prior to approval. The plan shows no protected trees within the project.

The preliminary plan requires revision and therefore subject to HB 3167, Staff recommends statutory disapproval of the preliminary plan.

Emily Draughon, Planner II