

STAFF REPORT

Planning and Zoning:	7/18/2022	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2022-0693	E-mail:	kristing@pflugervilletx.gov
Case No.	PP2111-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Quik Trip 4180; an approximate 75.571-acre tract of land out of the Seprim Eislén Survey No.1, Abstract 265, City of Pflugerville, Travis County, Texas, generally located east of F.M. 685, west of SH 130, north of Pecan Street, and south of East Pflugerville Parkway to be known as the QT 4180 Addition (PP2111-02).

LOCATION: The subject property is located generally at the northeastern intersection of F.M. 685 and Old Austin-Hutto Road, south of East Pflugerville Parkway, north of Pecan Street, and west of SH 130.

ZONING: The property is zoned Multi-Family-20 (MF-20), General Business-1 (GB1), and Urban Level:4 (CL-4).

ANALYSIS:

The preliminary plan proposes seven (7) commercial lots. Lot 1, which is located at the northeast intersection of Old Austin-Hutton Road and F.M. 685 is approximately 1.72 acres and is anticipated to be developed as a gas station. The remaining six (6) lots are identified as commercial lots with no specific user at this time.

TRANSPORTATION:

Timmerman Road, is a proposed new major collector, is proposed to connect from the traffic circle stub on Old Austin-Hutto Road and connect north to the future extension of East Pfennig Lane. The preliminary plan dedicates approximately 3.534 acres of right-of-way.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the development are reflected in the preliminary plan.

STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map
- Quik Trip 4180 Preliminary Plan (separate attachment)

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LOCATION MAP:

