

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/4/2023	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2023-1156	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	2022-8-PP	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Pecan Subdivision; 104.43 acres of land, more or less, in the William Caldwell Survey No. 66, Abstract No. 162, in Pflugerville, Texas (2022-8-PP).

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**LOCATION:** The subject property is located at the southwest corner of Cameron Road and Pecan Street.

**ZONING:** The property is zoned Campus Industrial (CI).

**ANALYSIS:**

The preliminary plan is intended to establish 2 non-residential lots and 9.8304 acres of Right-of-Way Dedication (R.O.W). All improvements within the site will be reviewed by City Staff in the Construction Plan and Site Development process in accordance with the Unified Development Code.

**TRANSPORTATION:**

The subject property is located at the southwest corner of Cameron Road and Pecan Street. Cameron Road and Pecan Street are both 85' wide arterial roadway. The proposed Preliminary Plan displays the establishment 9.8304 acres of Right-of-Way dedication.

**UTILITIES:**

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

**STAFF RECOMMENDATION:**

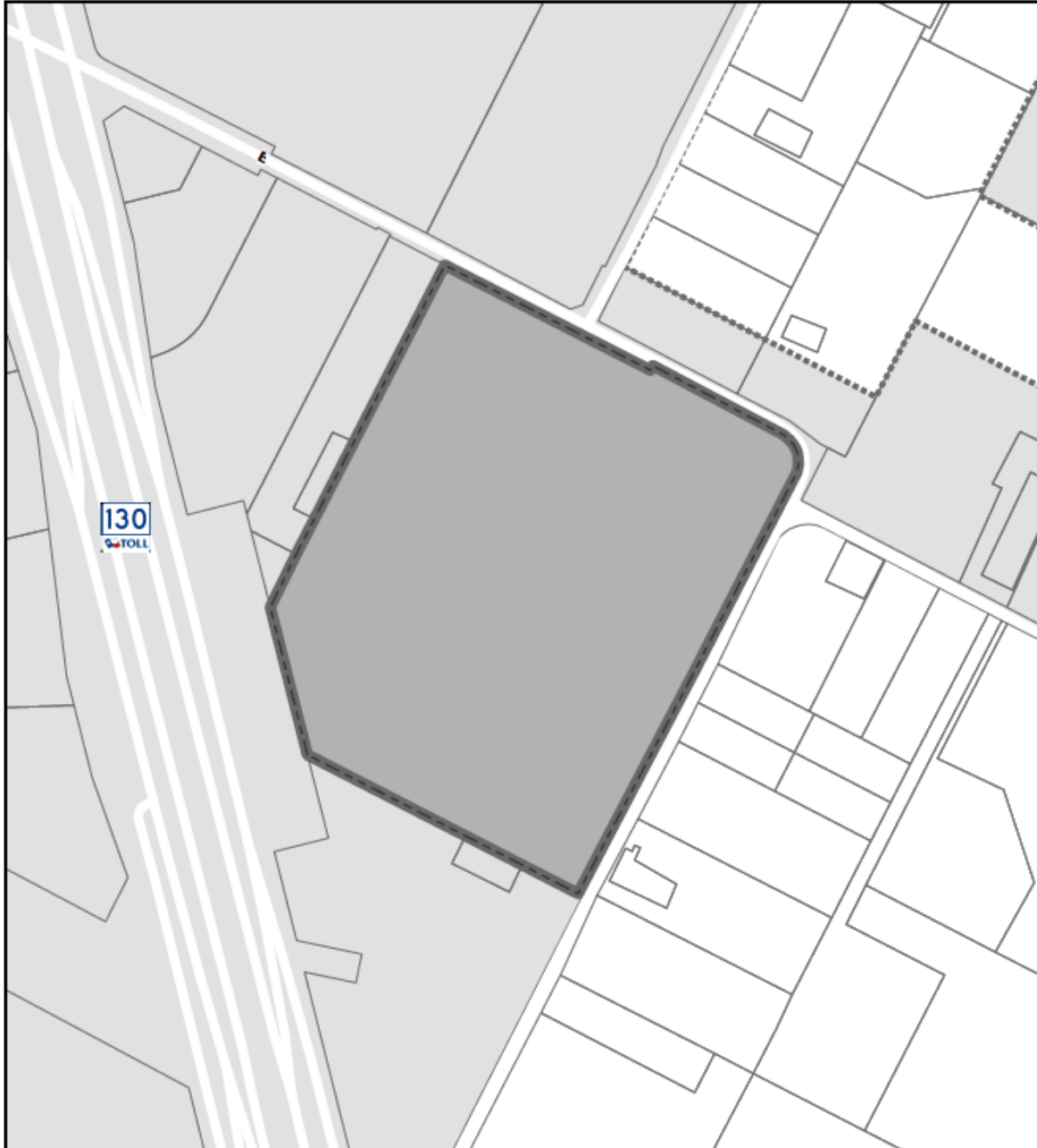
The preliminary plan meets minimum requirements. Staff recommends approval.

**ATTACHMENTS:**

- Locator Map
- Pecan Subdivision Preliminary Plan (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**



<p><b>Pecan Subdivision</b></p> <hr/> <p><b>Case Number:</b>  <b>2022-8-PP</b></p> <hr/> <p><b>8/15/2022</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> City Limits</li> <li> ETJ</li> <li> Subject Parcel</li> </ul> <p>0      400      800 Feet</p> <div style="text-align: center;">   <small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small>  </div>	<p style="text-align: center;">Locator Map</p>
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