

STAFF REPORT

Planning and Zoning:	5/5/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-2848	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1403-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Town Center 2; a 5.78-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265, in Travis County, Texas.

Location:

The property is located southeast of the E. Pfennig Lane and FM 685 intersection.

Zoning:

The subject property is zoned General Business 1 (GB1) per Ordinance No. 1121-12-11-13.

Analysis:

The final plat consists of 5 non-residential lots with frontage along FM 685. All lots meet the minimum lot size requirements.

Transportation:

As a TxDOT controlled roadway, access onto FM 685 has been restricted to the access easements proposed between Lots 2 and 3, and adjacent to the south side of Lot 5. An additional access easement is proposed along the east side of the lots to provide shared access from E. Pfennig Lane. A six foot wide sidewalk will be provided along FM 685, E. Pfennig Lane, and both sides of all access easements.

Water and Sewer:

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

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.

ATTACHMENTS:

- Location Map
- Town Center 2 Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:

