

**STAFF REPORT**

<b>Planning and Zoning:</b>	3/3/2025	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2025-0216	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	FP2024-000169	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for B9 Pecan Subdivision, an approximately 104.4295 acres out of the William Caldwell Survey No. 6, Abstract No. 162 Travis County, Texas, generally located south of the East Pecan Street and Weiss Lane intersection, to be known as B9 Pecan Subdivision Final Plat (FP2024-000169).

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**LOCATION:**

The subject property is located generally south of the East Pecan Street and Weiss Lane intersection.

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

**ANALYSIS:**

The final plat is intended to establish five commercial lots for a combined 93.7646-acres and 10.649-acres of right-of-way dedication for a total of 104.4295 acres.

**TRANSPORTATION:**

The proposed final plat displays 10.6649 acres of right-of-way dedication. This includes 2,331.5' continuation of Weiss Lane and 1,188.6' of newly created roadway Elden Lane. Both Weiss Lane and Elden Lane will be a 120' 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 subdivision are reflected in the final plat.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed final plat.

**ATTACHMENTS:**

- Location Map
- Pecan & Cameron, B9 Pecan Subdivision Final Plat

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**LOCATION MAP:**

