

STAFF REPORT

Planning and Zoning:	5/3/2021	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2021-0317	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP2102-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lakeside Meadows Industrial, Phase 4, a 5.586-acre tract of land out of the W. Caldwell Survey Section No. 66, Abstract No. 162 in Pflugerville, Texas (FP2102-02)

LOCATION: The property is located generally northeast of the E. Pecan Street and SH 130 intersection.

ZONING: Lakeside Meadows Planned Unit Development (PUD) district.

ANALYSIS:

The final plat proposes to establish one lot anticipated to be developed for non-residential use in accordance with the Lakeside Meadows Planned Unit Development (PUD) district.

TRANSPORTATION:

Access to the property will be from the SH 130 Frontage Road and will require approval from TxDOT for any proposed driveways. A 6' wide sidewalk will be provided along the extent of the subdivision, and a future trail connection will provide pedestrian access to the lot from the proposed development to the north.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve the lots is included in the preliminary plan and will be required to be constructed/accepted prior to the plat being recorded or fiscal provided.

TREES:

Tree mitigation will be required prior to any tree being removed.

STAFF RECOMMENDATION:

The final plat meets minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map
- Lakeside Meadows Industrial Ph. 4 Final Plat (separate attachment)

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LOCATION MAP:

