

STAFF REPORT

Planning and Zoning:	1/6/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8096	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1912-03	Phone:	512-990-6300

SUBJECT: Statutorily denying a Preliminary Plan for Pfennig Lane and E. Pecan Street Improvements; an approximate 5-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (PP1912-03)

LOCATION: The property is located at the intersection of E. Pecan St and Pfennig Ln intersection.

ZONING: Proposed Project Charm Planned Unit Development (PUD) district.

ANALYSIS:

The preliminary plan proposes to establish the right of way and roadway improvements for Pfennig Ln.

TRANSPORTATION:

Right of way dedication is included for the future expansion of Pfennig Ln.

UTILITIES:

Extensions of public lines will be included in the preliminary plan.

TREES:

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

STAFF RECOMMENDATION:

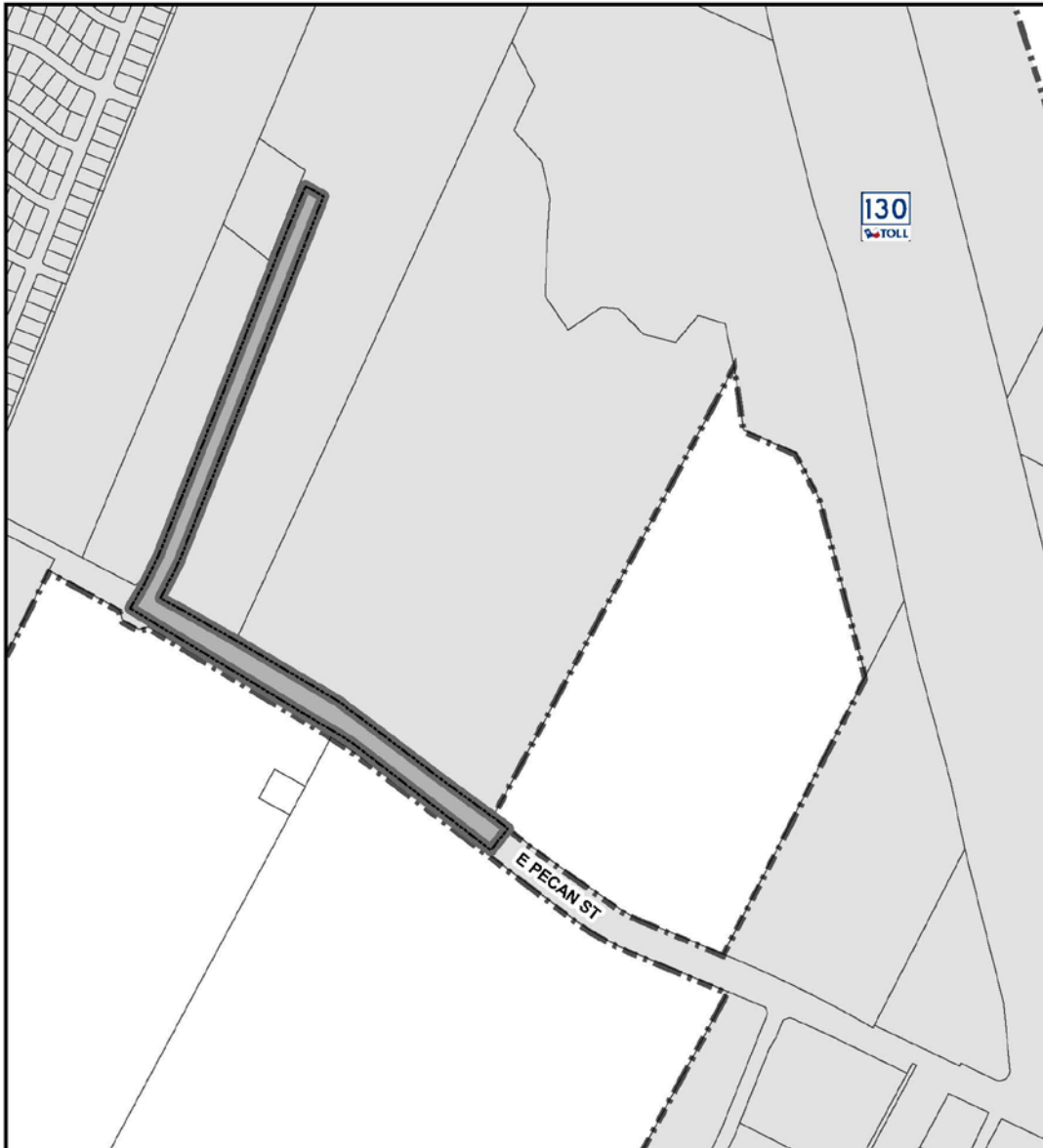
The preliminary plan requires revision and therefore subject to HB 3167, Staff recommends statutory disapproval of the preliminary plan.

ATTACHMENTS:

- Location Map

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LOCATION MAP:



<p>Pfennig Ln and E Pecan St Improvements</p> <p>Case Number: PP1912-03</p> <p>12/9/19</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p>0 200 400 800 Feet</p>	<p style="text-align: center;">N</p> <p style="font-size: small;">When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax roll information that is certified annually.</p> <p style="text-align: center;"> PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p>
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