

STAFF REPORT

Planning and Zoning:	1/4/2021	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8093	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1912-05	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Lakeside Meadows Industrial; a 96.60-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (PP1912-05)

LOCATION: The property is located generally northwest of the E. Pecan Street and Weiss Ln intersection.

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

ANALYSIS:

The preliminary plan proposes to establish a total of nine lots planned to be developed for office, office/warehouse, and industrial land uses in accordance with the Lakeside Meadows Planned Unit Development (PUD) district.

TRANSPORTATION:

Right of way dedication has been included for the future expansion of E. Pecan St. and Weiss Ln. A TIA was provided for the development and has been conditionally approved by the City of Pflugerville. If an adjustment becomes necessary due to other jurisdictional reviews, a revision of the TIA and/or the preliminary plan will be provided.

UTILITIES:

Utility service will be provided by the City of Pflugerville. An off-site extension of wastewater not included in this preliminary plan will be providing the required infrastructure to the northeastern extent of the proposed subdivision. Extensions of public lines necessary to serve all lots within this proposed subdivision have been included in the preliminary plan.

TREES:

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

STAFF RECOMMENDATION:

The preliminary plan meets all minimum state and local requirements; therefore, staff recommends approval.

ATTACHMENTS:

- Location Map
- Lakeside Meadows Industrial Preliminary Plan (separate attachment)

STAFF REPORT

LOCATION MAP:

