

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/2/2015	<b>Staff Contact:</b>	Erin Sellers, Planner II
<b>Agenda Item:</b>	2015-4387	<b>E-mail:</b>	erins@pflugervilletx.gov
<b>Case No.</b>	FP1506-06	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a final plat for Cross Pflugerville; a 4.999-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99 and the Sefrin Eislin Survey No. 1, Abstract 265, situated in Pflugerville, Travis County, Texas. (FP1506-06)

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**Location:**

The proposed subdivision is generally located along the west side of F.M. 685, south of E. Pfennig Lane, north of Justice Center Drive, and situated immediately east of City of Pflugerville Justice Center which share a property boundary. The property is locally addressed as 1308 F.M. 685.

**Zoning:**

The property is split-zoned with General Business-1 (GB1) zoning, on 1.81 acres of the front portion of the property along F.M. 685 and General Business-2 (GB2) on 3.189 acres of the rear portion of the property.

**Analysis/Transportation:**

The subject commercial lot has frontage on F.M. 685. A Transportation Impact Analysis (TIA) may be required at the time of site development if redevelopment is expected to generate 2,000 or greater vehicle trips on the peak day, according to the latest edition of the Institute of Transportation Engineer's Trip Generation. A site plan for a Caliber Collision is currently under review for this site.

**Water and Sewer:**

This area is within the City of Pflugerville water and wastewater Certificate of Convenience and Necessity (CCN).

**Parks:**

N/A

**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat.

**ATTACHMENTS:**

- Location Map
- Cross Pflugerville Final Plat (separate attachment)

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**LOCATION MAP:**

