

STAFF REPORT

Planning and Zoning:	4/3/2023	Staff Contact:	Nathan Jones, Planning Manager
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Case No.	FP2012-01	Phone:	512-990-6346

SUBJECT: Approving a Final Plat for Pecan District Subdivision Section 2, an approximately 14.846 - acre tract of situated in the Thomas J. Chambers Survey, A-7, Pflugerville, Texas, generally located southeast of the Windermere Dr. and Pecan St. (FM 1825) intersection, along the south side of Pecan St, to be known as Pecan District Subdivision Section 2 Final Plat (FP2012-01).

LOCATION:

The proposed final plat is located generally southeast of the Windermere Dr. and Pecan St. (FM 1825) intersection, along the south side of Pecan St.

ZONING:

The property is zoned as The Commons at Heatherwilde and Pecan Planned Unit Development (PUD), approved in Ordinance No. 1280-16-08-23. The PUD allows for a mixture of commercial and residential land uses in a dense, vertical mixed-use environment.

ANALYSIS:

The proposed final plat includes 3 lots planned for a mixture of multi-family and non-residential established through vertical mixed-use buildings.

TRANSPORTATION:

A segment of Ingenuity Avenue, a collector level public road providing access through the mixed-use development is included in the plat. Additional public access easements are anticipated with the next submittals to account for the anticipated private roadways in this area. TxDOT approval of the street alignment is required before the final plat can be approved.

UTILITIES:

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. An extension of utilities will be required to service the lots.

PARKS:

The concept for how parkland is to be addressed with this development was reviewed and approved with the PUD ordinance. As noted in the ordinance, parkland within the development will consist primarily of urban streetscape improvements consisting of sidewalks and pocket open spaces with improvements intended to create open, civic spaces for amenities and public use.

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STAFF RECOMMENDATION:

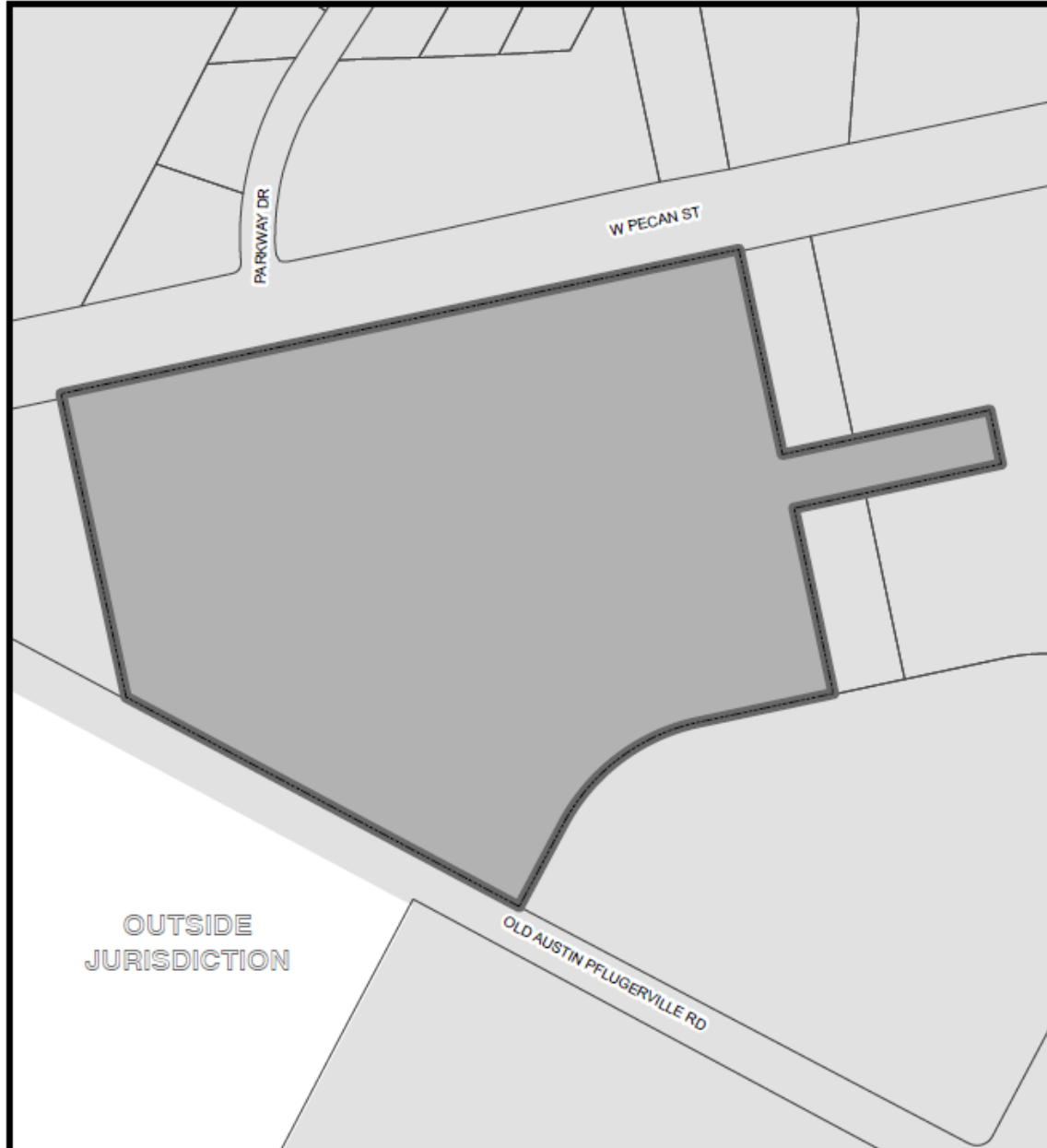
Staff recommends approval of the proposed final plat.



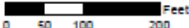



ATTACHMENTS:

- Location Map
- Pecan District Subdivision Section 2 Final Plat

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LOCATION MAP:



<p>The Pecan District</p> <hr/> <p>Case Number: FP2012-01</p> <hr/> <p>12/7/20</p>	<p>Legend</p> <p> Subject Property</p> <p> City Limits</p> <p> Feet 0 50 100 200</p>	<p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p></p>	<p>Locator Map</p> 
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