

STAFF REPORT

Planning and Zoning:	4/2/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2018-6674	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1712-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Pflugerville Professional Center, a 5.009-acre tract of land out of the Sefrin Eislin Survey No. 1, Abstract No. 265 in Pflugerville, Texas.

LOCATION:

The property is located along the east side of FM 685, generally southeast of the Applewood and FM 685 intersection, north of Pecan Street. The property also has frontage along Old Austin Hutto Rd, and is generally northwest of the Firebush Dr and Old Austin Hutto Rd intersection.

ZONING:

The property was recently rezoned to the General Business 1 (GB1) district (ORD No. 1338-18-01-23).

REQUEST:

The final plat consists of one (1) lot with right of way dedication provided along both FM 685 and Old Austin Hutto Road. The establishment of the lot through this plat will enable the property to be developed in the future.

UTILITIES:

Water and wastewater will be provided by the City of Pflugerville. An extension of a City of Pflugerville 12" water line is required along Old Austin Hutto Road to provide new service to the property. Fiscal security or acceptance of the public infrastructure will be required before the final plat can be recorded. No new line extensions are required for wastewater.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Pflugerville Professional Center Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:

