

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/2/2025	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2025-0449	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	FP2025-000094	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a public hearing and approve an application to Replat approximately 11.5596-acres of land, a subdivision of Lots 1 & 2, Amended Final Plat of Romans 8:28 City of Pflugerville, Travis County, Texas, generally located at northeast of the North Railroad Ave and East Pecan Street intersection; to be known as the Pflugerville DTE West Subdivision Final Plat (FP2025-000094)

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**LOCATION:** The subject property is located generally northeast of the North Railroad Ave and East Pecan Street intersection.

**ZONING:** The subject property is zoned General Business 1 (GB1).

**ANALYSIS:**

The Replat is intended to establish five non-residential lots totaling 10.76 acres in size and 0.7961 acres in right-of-way dedication, totaling 11.5596-acres.

**TRANSPORTATION:**

The proposed Final Plat displays 497.61' right-of-way dedication for the future extension of East Main Street. East Main Street is intended to be a 70' right-of-way with sidewalks on both sides of the roadway. Eventually this portion of East Main Street will assist in the connection of North Railroad Ave to FM 685. The subject property will also have access to East Pecan Street. The City's Transportation Master Plan (TMP) shows East Pecan Street to be a 60' Arterial roadway.

**UTILITIES:**

The property is within the City of Pflugerville Wastewater CCN and an extension of public wastewater lines is required to serve the newly created lots. An approved construction plan and all necessary utility extensions will be provided prior to the recordation of the replat, unless necessary fiscal has been posted.

**NOTIFICATION:**

Notification has been provided in accordance with state law and city ordinances.

**STAFF RECOMMENDATION:**

The Replat meets the minimum state and local requirements, and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Pflugerville DTE West Subdivision Final Plat

# LOCATION MAP

