

Planning and Zoning:	08/02/2021	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2021-0803	E-mail:	kristing@pflugervilletx.gov
Case No.	FP2102-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Basis Pflugerville; a 11.647-acre tract of land out of the Alexander Walters Survey, abstract No. 67, Pflugerville, Tx. (FP2102-04)

LOCATION:

The property is generally located at the northeast corner of the S 10th St and E Wells Brach Pkwy intersection.

ZONING:

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

ANALYSIS:

The final plat proposes to establish one 11.52-acre for a private school. The remaining 0.127 acres will be dedicated as right of way. No portion of this plat is in the FEMA floodplain.

TRANSPORTATION:

Right of Way (ROW) dedication has been included along E Wells Branch Pkwy and is dedicated to the City by this plat. A TIA has been reviewed and approved; a deceleration lane will be constructed in accordance with the findings of the TIA. The developer will also pay a pro-rata share towards improvements on 10 St and E Wells Branch Parkway.

UTILITIES:

Water and Wastewater service will be provided by the City of Pflugerville along S 10th street and E Wells Branch Parkway.

PARKS:

Parkland dedication and development fees are not required for commercial projects at this time.

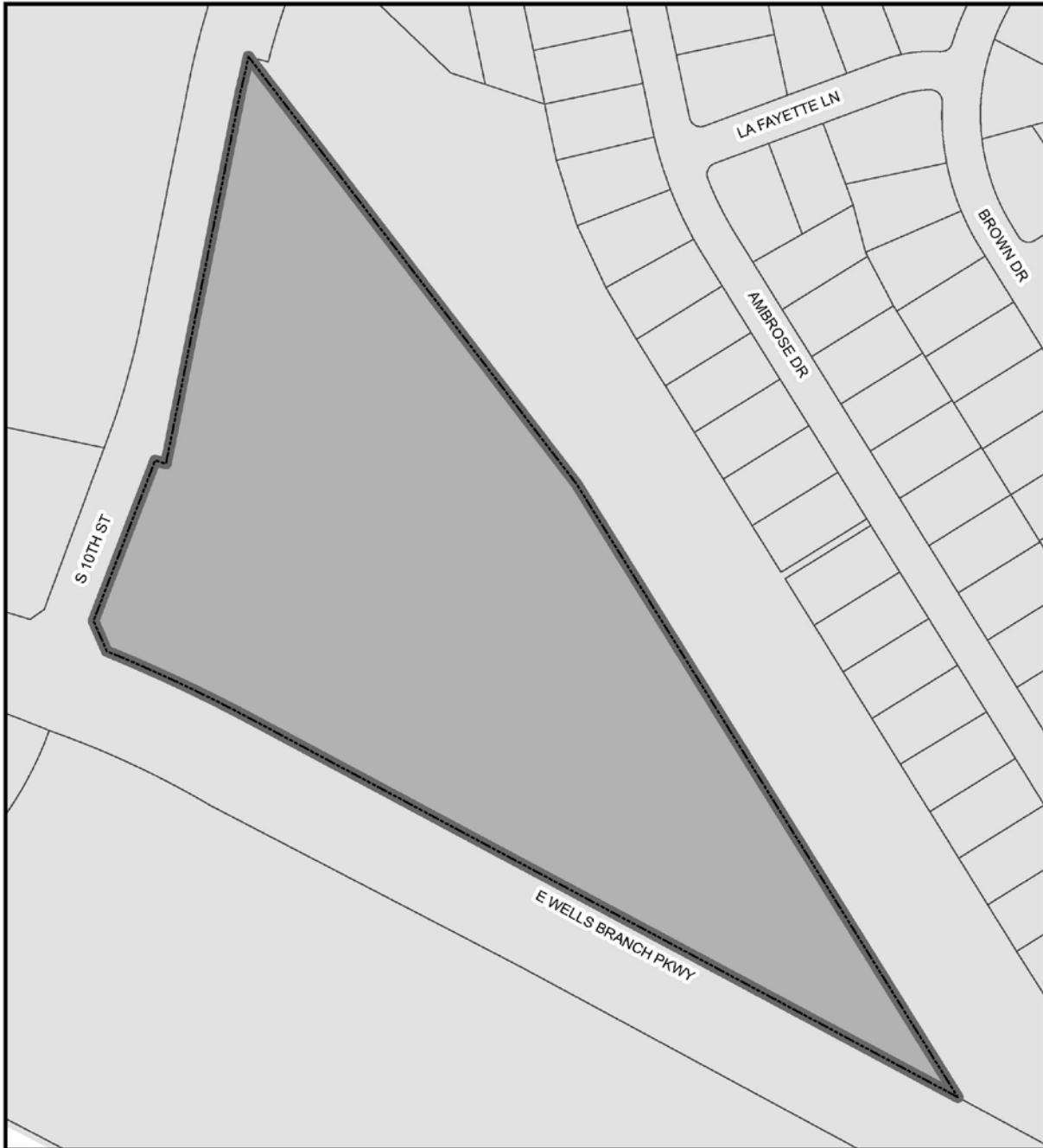
TREES:




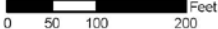



Tree mitigation will be required prior to any tree being removed. If a tree will be retained, the tree protection standards will be required.

STAFF RECOMMENDATION:

The Final Plat meets the minimum state and local requirements, and Staff recommends approval.

LOCATION MAP:



<p>Basis Pflugerville</p> <hr/> <p>Case Number: FP2102-04</p> <hr/> <p>2/1/21</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <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> where quality meets life PFLUGERVILLE TEXAS</p>	<p>Locator Map</p> 
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