

STAFF REPORT

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| Planning and Zoning: | 11/2/2015 | Staff Contact: | Jeremy Frazzell, Senior Planner |
| Agenda Item: | 2015-4356 | E-mail: | jeremyf@pflugervilletx.gov |
| Case No. | FP1506-03 | Phone: | 512-990-6300 |

SUBJECT: Approving a Final Plat for Pflugerville Independent School District, District Wide Stadium and Timmerman Elementary School; a combined 60.181-acres of land out of the John Van Winkle Survey No. 14, the H.W. Farley Survey No. 4, and the Garcia Montez and Duran Survey No. 94 in Pflugerville, Texas.

LOCATION:

The Final Plat is for an area located northwest and northeast of the Pecan Street and Swenson Farms Blvd. intersection.

ZONING:

The property is zoned General Business 1 (GB1).

REQUEST:

The proposed plat consists of 3 lots owned by the Pflugerville Independent School District. A future district wide stadium is planned for Lot 1, and a new Timmerman Elementary School is planned for Lot 2. No development plans are known at this time for Lot 3.

TRANSPORTATION:

Access to the final plat area will be from W. Pecan Street and Swenson Farms Blvd. Any driveway proposed off of W. Pecan Street will require TxDOT approval. A TIA was provided with the final plat and identified additional right of way required along Lots 1 and 2 to accommodate for required turn lanes. No improvements are required at this time for the intersection of W. Pecan St. and Swenson Farms Blvd. or any other existing intersection in the area. Access to Adage Dr. through Lot 2 to the west will be for emergency access only, unless otherwise approved by the City of Pflugerville.

UTILITIES:

Water and wastewater will be provided by the City of Pflugerville.

STAFF RECOMMENDATION:

The final plat meets the minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Pflugerville Independent School District, District Wide Stadium and Timmerman Elementary School Final Plat (separate attachment)

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LOCATION MAP:

