

STAFF REPORT

Planning and Zoning:	10/5/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8562	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1901-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Quik Trip 4147; an approximate 3.081-acre tract of land out of the William Caldwell Survey No. 66, Abstract No. 162; in Pflugerville, Texas. (FP1901-01)

LOCATION: The subject property is located generally southeast of the SH 130 and E. Pecan St. intersection, along the south side of E. Pecan St.

ZONING: The property is zoned Urban Center (Level 5: CL5) District.

ANALYSIS:

The final plat proposes one lot located at the corner of E. Pecan St and SH 130 frontage road. Lot 1 consists of 3.081 acres, and is anticipated to be developed as a gas station.

TRANSPORTATION:

No new roads are proposed or required. A deceleration lane is planned along SH 130 frontage road for access into Lot 1.

UTILITIES:

The property is located within the City of Pflugerville CCN for wastewater and Manville for water. Extensions of public lines necessary to serve the development are reflected in the preliminary plan and will be required to be extended or fiscal provided before the final plat can be recorded.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Quik Trip 4147 Final Plat (separate attachment)

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LOCATION MAP:

