

**STAFF REPORT**

<b>Planning and Zoning:</b>	2/6/2023	<b>Staff Contact:</b>	Kristin Gummelt, Planner I
<b>Agenda Item:</b>	2022-1160	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	2022-17-FP	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for East Pflugerville Parkway Commercial Center; a 26.16 acre tract of land situated in the Seprim Eiselin Survey No. 1 Abstract 265 and J. Davis Survey, Abstract No.231; in Pflugerville, Texas, generally located at the southeast corner of SH-130 and E. Pflugerville Parkway (2022-17-FP).

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**LOCATION:** The subject property is located generally southeast of the SH-130 and East Pflugerville Parkway intersection.

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

**ANALYSIS:**

The final plat is intended to establish 2 non-residential lots. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Unified Development Code.

**TRANSPORTATION:**

The subject property is located at the existing southeast intersection of SH-130 and East Pflugerville Parkway. SH-130 is an existing Freeway and East Pflugerville Parkway is a 60' wide arterial roadway. The proposed final plat displays a 1,062-foot extension of Colorado Sand Drive as well as establishing an 836 foot 60' public right-of-way Utah Sands Drive. The TIA will be approved before the final plat is recorded.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan.

**STAFF RECOMMENDATION:**

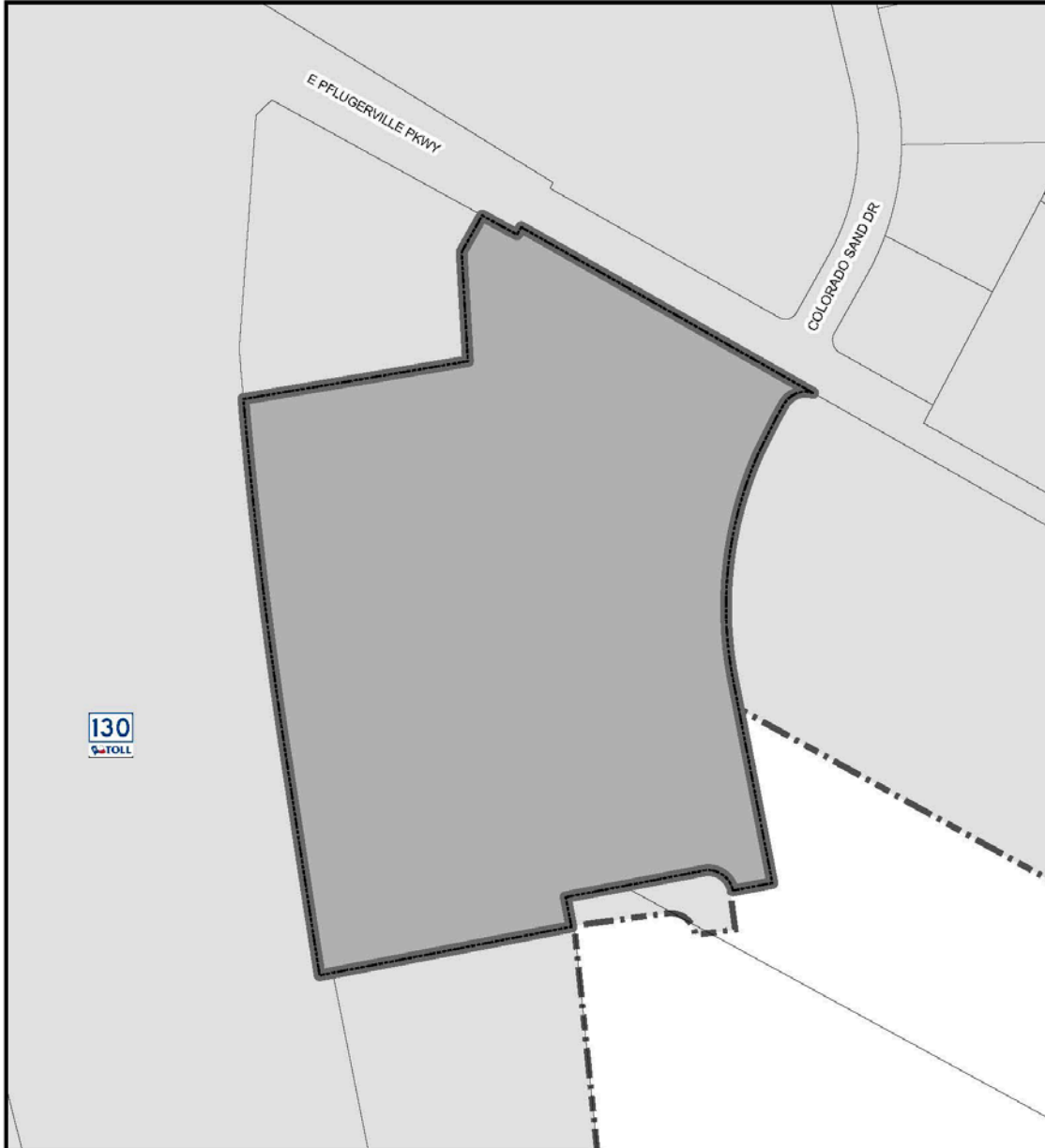
The final plat meets minimum requirements and staff recommends approval.






**ATTACHMENTS:**

- Location Map
- East Pflugerville Parkway Commercial Center Preliminary Plan (separate attachment)

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**LOCATION MAP:**



<p><b>East Pflugerville Pkwy                  Commercial Center</b></p> <p><b>Case Number:                  2022-17-FP</b></p> <p><b>11/7/22</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> City Limits</li> <li> ETJ</li> </ul> <p style="text-align: right;">0    100    200    400 Feet</p>	<p style="text-align: center;">N ↑</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 style="text-align: center;">                  where quality meets life  <b>PFLUGERVILLE</b>                  TEXAS</p>	<p style="text-align: center;">Locator Map</p> 
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