

STAFF REPORT

Planning and Zoning:	10/4/2021	Staff Contact:	Alicia Sweeney, Planner I
Agenda Item:	2021-1037	E-mail:	alicial@pflugervilletx.gov
Case No.	PP2108-01	Phone:	512-990-6307

SUBJECT: Approving a Preliminary Plan for SH-130 Commerce Center Phase III-B, an approximate 41.648-acre tract of land out of the William Caldwell Survey, Abstract No. 162 in Travis County, TX. (PP2108-01)

LOCATION: The subject property is located generally southeast corner of E Pecan Street and SH-130.

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

ANALYSIS: The preliminary plan includes a plan for the extension of Impact Way and utility connections. All lots will have frontage along Impact Way. Impact Way is a major collector level road. The Transportation Master Plan shows this extension of Impact Way to eventually connect to Cameron Road and as a result, this plan aligns with the City's Thoroughfare Plan.

TRANSPORTATION:

An 80' right-of-way extension of Impact Way to the edge of the property is the main purpose of this preliminary plan. A 6' wide sidewalk will be provided along the east and west side of the Impact Way extension.

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:

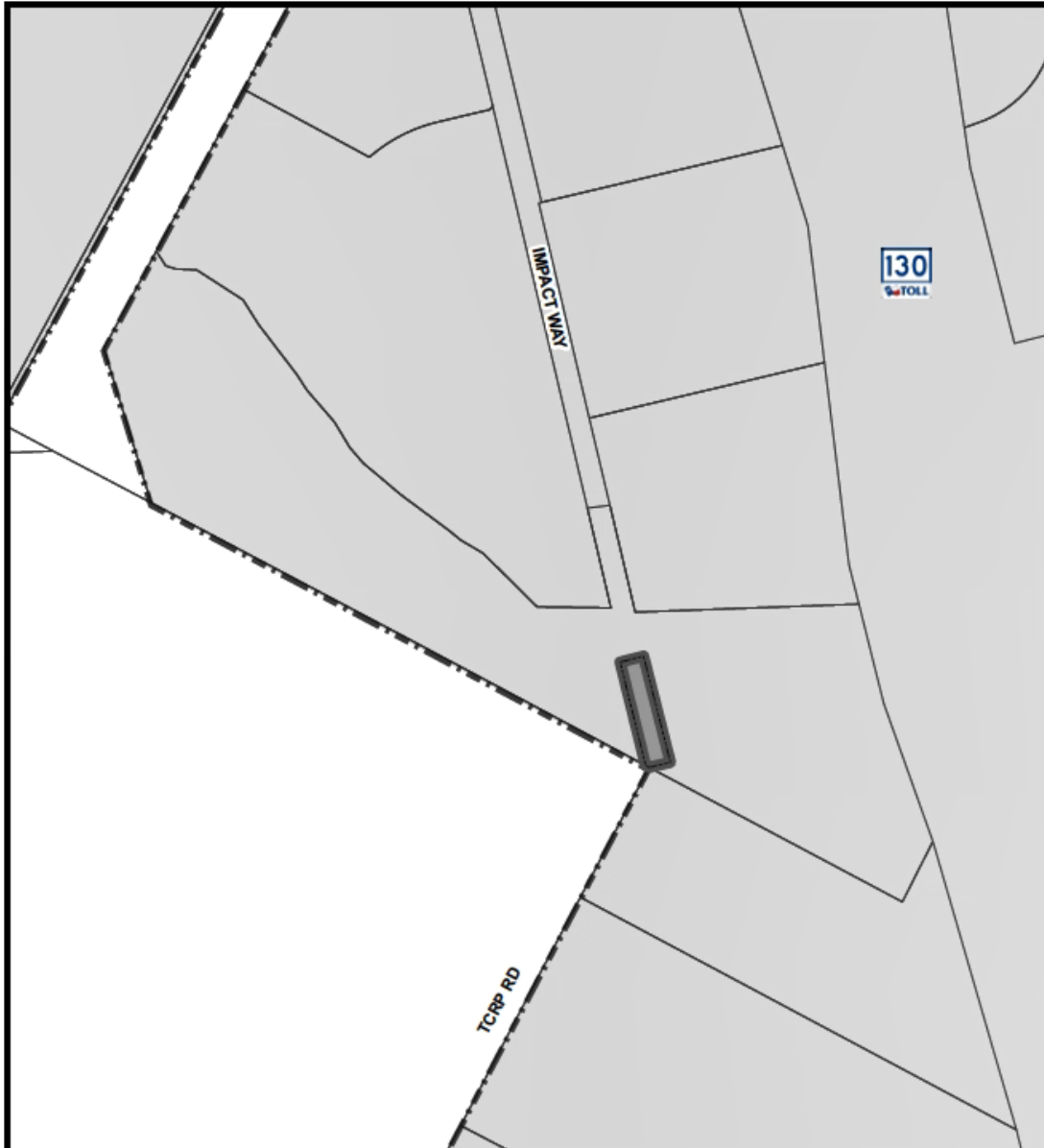
The proposed preliminary plan meets all local and state requirements and staff recommends approval.





ATTACHMENTS:

- Location Map
- Proposed SH-130 Commerce Center Phase III-B Subdivision Preliminary Plan (separate attachment)

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LOCATION MAP



<p>SH 130 Commerce Center Ph III B</p> <p>Case Number: PP2108-01</p> <p>8/9/21</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETD <p>0 150 300 600 Feet</p> <p>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.</p> <p>where quality meets life PFLUGERVILLE TEXAS</p>	<p>Locator Map</p> 
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