

STAFF REPORT

Planning and Zoning:	12/2/2024	Staff Contact:	Michael Patroski, Senior Planner
Agenda Item:	2024-1150	E-mail:	michaelp@pflugervilletx.gov
Case No.	PP2024-000168	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Pecan Crossing Preliminary Plan; 104.43-acre of land, more or less, in the William Caldwell Survey, No. 66, Abstract No. 162; in Pflugerville, Texas. (PP2024-000168)

LOCATION: The subject property is located generally southwest of the East Pecan Street and Cameron Road intersection.

ZONING: The subject property is zoned Campus Industrial (CI).

ANALYSIS:

The preliminary plan is intended to establish five commercial lots, the extension of Weiss Lane and the creation of an additional roadway Elden Lane. The preliminary plan displays 10.6649 acres of right-of-way dedication and 93.7646 acres of commercial development for a total of 104.4295 acres. 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 preliminary plan displays that current 60' arterial roadway Weiss lane will be extend 2,331' into the property and develop as a 120' right-of-way. Additionally, the preliminary plan will incorporate the creation of a 120' Elden Lane which will provide a 1,188' connection from the extended Weiss Lane to Cameron Road.

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 preliminary plan meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Pecan Crossing Preliminary Plan (separate attachment)

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LOCATION MAP:

