

STAFF REPORT

Planning and Zoning:	1/3/2022	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2022-0001	E-mail:	kristing@pflugervilletx.gov
Case No.	FP2107-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Pecan Street Subdivision, a 30.00-acre tract of land out of the William Caldwell Survey Abstract No 66, Pflugerville, Texas. (FP2107-04)

LOCATION:

The property is generally located southeast of E Pecan Street and SH 130 intersection.

ZONING:

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

ANALYSIS:

The final plat proposes to establish a 29.762-acre lot intended for multi-family use. The remaining acreage will be dedicated right of way, which will be developed with the required ten (10) foot hike and bike trail.

TRANSPORTATION:

Right of way dedication is included for E Pecan Street as a future major arterial street. A Traffic Impact Analysis (TIA) was approved and identified \$541,657 in TIA fees to be paid prior to recordation of the plat. Additional roadway impact fees will be accessed at the time of building permits.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots will be constructed prior to recordation, unless necessary fiscal has been posted.

PARKS:

On December 9th, The Parks and Recreation Commission approved the fee-in-lieu of parkland dedication in the amount of \$267,138 as this is an industrial area with no desirable parkland on site that would easily connect to the Pflugerville Parks System. The Commission also approved \$229,648 in park development fees to be used regionally to enhance parks located in proximity to the development.

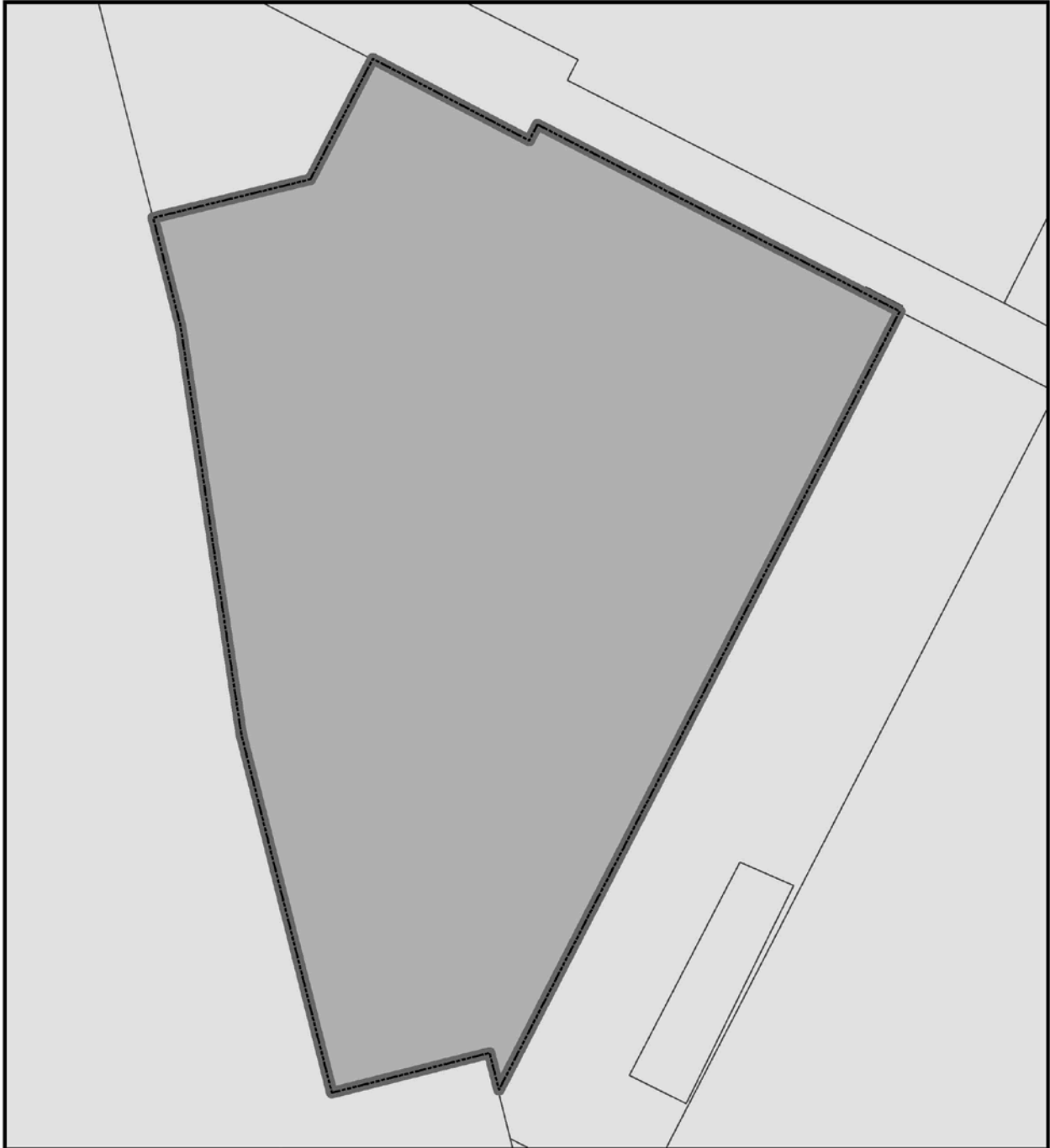
TREES:




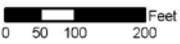



Tree mitigation will be required prior to any tree being removed.

STAFF RECOMMENDATION:

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

LOCATION MAP:



<p>Pecan Street Subdivision</p> <hr/> <p>Case Number: FP2107-04</p> <hr/> <p>7/26/2021</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p> Feet 0 50 100 200</p>	<p></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> PFLUGERVILLE TEXAS</p>	<p>Locator Map</p> 
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