

STAFF REPORT

Planning and Zoning:	2/6/2023	Staff Contact:	Michael Patroski, Senior Planner
Agenda Item:	2022-1154	E-mail:	michaelp@pflugervilletx.gov
Case No.	2022-5-PP	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for East Pflugerville Parkway Commercial Center; a 93.101-acre tract of land situated in the J. Davis Survey, Abstract No.231; in Pflugerville, Texas (2022-5-PP).

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) and Agriculture Development Reserve (A).

ANALYSIS:

The preliminary plan is intended to establish 5 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 Preliminary Plan displays a 1,061-foot extension of Colorado Sand Drive as well as establishing an 877 foot 60' public right-of-way Utah Sands Drive.

UTILITIES:

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

STAFF RECOMMENDATION:

The preliminary plan meets minimum requirements. Staff recommends approval conditioned on the TIA approval.

ATTACHMENTS:

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

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LOCATION MAP:

