

STAFF REPORT

Planning and Zoning:	7/19/2021	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2021-0717	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP2102-05	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lakeside Meadows Industrial Ph. 3; a 52.443-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2102-05)

LOCATION: The property is located generally northwest of the E. Pecan Street and Weiss Ln intersection.

ZONING: Lakeside Meadows Planned Unit Development (PUD) district.

ANALYSIS:

The final plat proposes to establish a total of six lots and two separate right of way dedication areas. Three of the lots are planned for commercial development, one lot is planned for public parkland and drainage easement, and two lots are proposed as private open space and drainage easement. The three commercial lots will be developed in accordance with the CI district as defined in the Lakeside Meadows Planned Unit Development (PUD) district.

TRANSPORTATION:

Right of way dedication has been included for the future expansion of E. Pecan St and Weiss Ln.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots is included in the preliminary plan and will be required to be constructed/accepted prior to the plat being recorded or fiscal provided.

TREES:

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

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Lakeside Meadows Industrial Ph. 3 Final Plat (separate attachment)