

STAFF REPORT

Planning and Zoning:	6/2/2025	Staff Contact:	Michael Patroski, Senior Planner
Agenda Item:	2025-0448	E-mail:	michaelp@pflugervilletx.gov
Case No.	PP2025-000036	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Pflugerville DTE West Subdivision; approximately 12.63 acres of land, Lots 1 & 2 of Amended Final Plat of Romans 8:28, Travis County, Texas. Generally located northeast of the North Railroad Ave and East Pecan Street intersection. To be known as Pflugerville DTE West Subdivision Preliminary Plan. (PP2025-000036).

LOCATION: The subject property is located generally northeast of the North Railroad Ave and East Pecan Street intersection.

ZONING: The subject property is zoned General Business 1 (GB1).

ANALYSIS:

The preliminary plan is intended to establish five non-residential lots totaling 10.76 acres in size and 1.87 acres in right-of-way dedication, totaling 12.63 acres.

TRANSPORTATION:

The proposed Preliminary Plan displays 1, 075' right-of-way dedication for the future extension of East Main Street. East Main Street is intended to be a 70' right-of-way with sidewalks on both sides of the roadway. Eventually this portion of East Main Street will assist in the connection of North Railroad Ave to FM 685. The subject property will also have access to East Pecan Street. The City's Transportation Master Plan (TMP) shows East Pecan Street to be a 60' Arterial roadway.

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
- Pflugerville DTE West Subdivision Preliminary Plan

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LOCATION MAP:

