

STAFF REPORT

Planning and Zoning:	12/22/2022	Staff Contact:	Zainab Haider, Planner I
Agenda Item:	2023-0063	E-mail:	zainabh@pflugervilletx.gov
Case No.	2022-1-FP	Phone:	512-990-6344

SUBJECT: Approving a Final Plat on NEC FM 685 & Old Austin Hutto Rd for a 1.72 acre tract of land, inclusive of a 0.06 of one acre right-of-way dedication, located in the Sefrin Eiselin survey, abstract no. 265, in Travis county, Texas, and being all a called 1.72 acre tract of land as described and conveyed of record in document no. 2022144708 of the official public records of Travis county to be known as Quiktrip 4180, QT South, LLC. (2022-1-FP).

LOCATION:

The subject property is located generally at the northeast corner of FM 685 and Old Austin – Hutto Road, within the city limits of Pflugerville, Texas. In the TIA approval, it is referred to as on the corner of Dessau Rd and Old Austin Hutto Road.

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

ANALYSIS:

The proposed final plat seeks to create an approximately 1.72-acre lot at the northeast corner of FM 685 and Old Austin-Hutto Road. The proposed lot has been designed in accordance with the approved preliminary plan (case file PP2111-02) and meets the minimum site standards of the Unified Development Code (UDC). The applicant anticipates the lot to be developed as a gas station.

TRANSPORTATION:

A Traffic Impact Analysis was submitted with the Preliminary Plan and was approved 5/27/22. TXDot has granted approval. The mitigations recommended in the TIA are to add a WBR lane and a retime signal, preserving 120 cycle length.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater.

STAFF RECOMMENDATION:

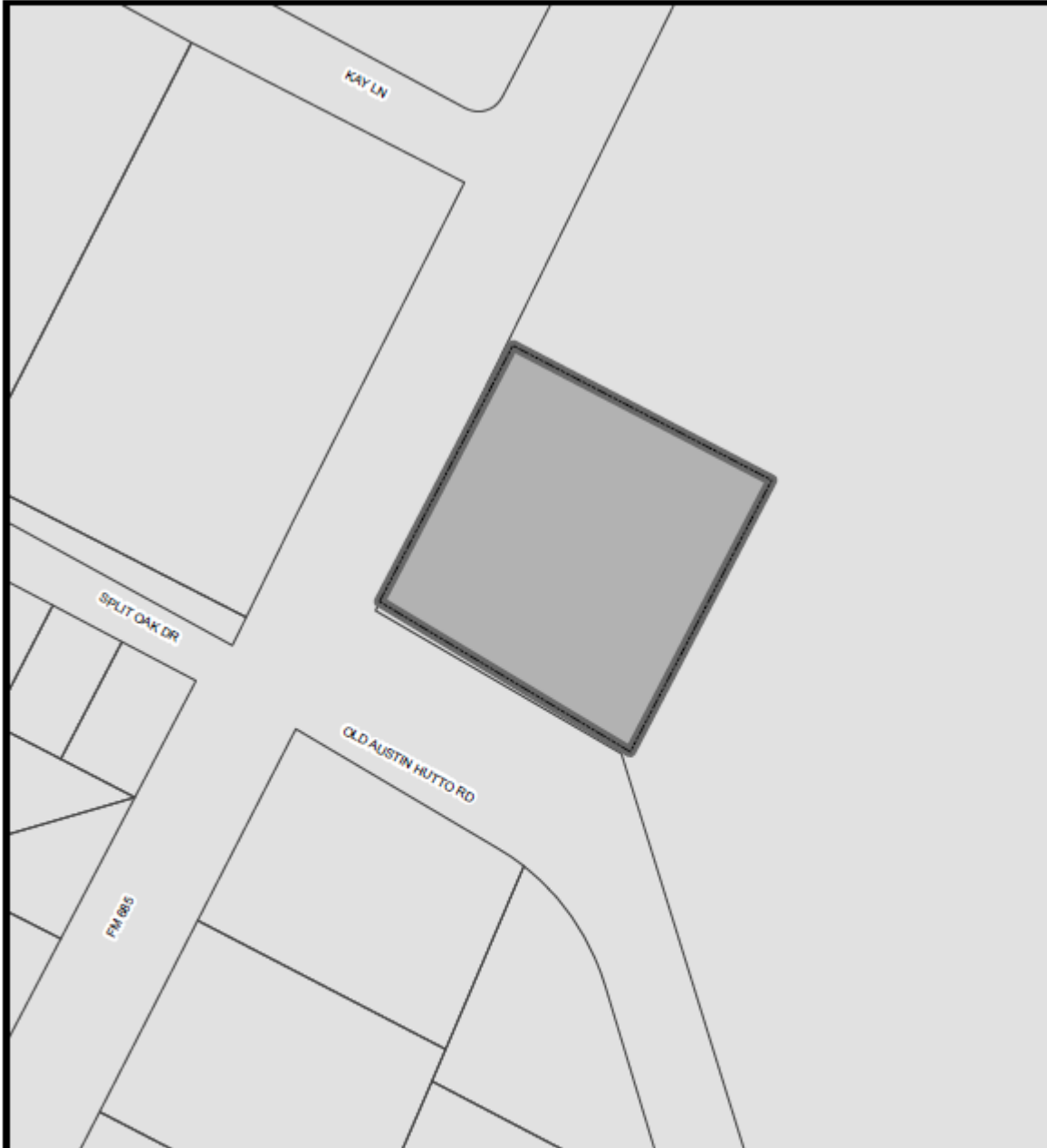
The proposed final plat meets the minimum state and local requirements and has been designed in accordance with the approved preliminary plan; therefore, staff recommends approval.






ATTACHMENTS:

- Location Map
- Quiktrip 8180 Final Plat (Separate attachment)

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LOCATION MAP:



<p>Quik Trip 4180 Addition</p> <p>Case Number: 2022-1-FP</p> <p>1/31/22</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETJ <p>0 50 100 200 Feet</p>	<p style="text-align: center;">N</p> <p><small>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.</small></p> 	<p>Locator Map</p> 
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