

**STAFF REPORT**

<b>Planning and Zoning:</b>	8/3/2020	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2020-8490	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1811-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Quik Trip 4147; an approximate 12-acre tract of land out of the William Caldwell Survey No. 66, Abstract No. 162; in Pflugerville, Texas. (PP1811-01)

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**LOCATION:** The subject property is located generally southeast of the SH 130 and E. Pecan St. intersection, along the south side of E. Pecan St.

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

**ANALYSIS:**

The preliminary plan proposes two lots with one of the lots identified as a reserve lot. Lot 1 is located at the corner, consists of 3.081 acres, and is anticipated to be developed as a gas station. Lot 2 is the remainder of the parent tract, consists of 8.92 acres and the land use is undetermined at this time.

**TRANSPORTATION:**

No new roads are proposed or required. A deceleration lane is planned along SH 130 frontage road for access into Lot 1.

**UTILITIES:**

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

**STAFF RECOMMENDATION:**

The preliminary plan meets the minimum state and local requirements, and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Quik Trip 4147 Preliminary Plan (separate attachment)

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**LOCATION MAP:**

