

STAFF REPORT

Planning and Zoning:	12/7/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8379	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP2004-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lifestyle Communities Pflugerville Amenity Center, a 3.723-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP2004-01)

LOCATION:

The property is located generally northeast of the Pfluger Farm Ln and Town Center Dr intersection.

ZONING:

Corridor District Urban Center Level 5 (CL5).

ANALYSIS:

The final plat will create a one lot plat for the amenity center associated with the Lifestyle Communities development.

TRANSPORTATION:

Right of way dedication is proposed at the intersection of Pfluger Farm Ln and Town Center Dr to allow for a planned round about.

UTILITIES:

Utilities are already provided to the proposed lot and service will be provided by the City of Pflugerville.

PARKS:

A residential use is not anticipated at this time and therefore parkland dedication is not required.

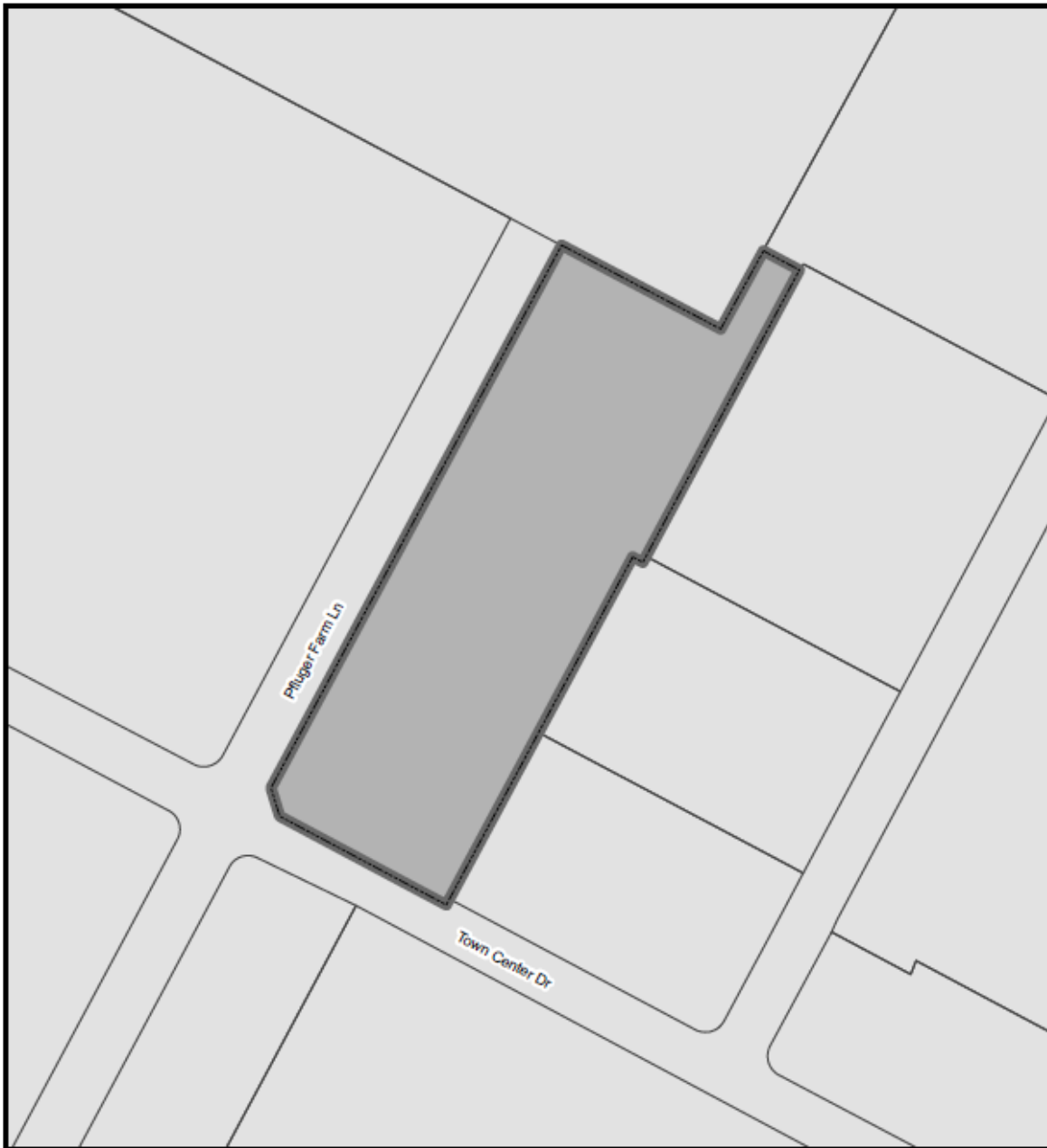
STAFF RECOMMENDATION:




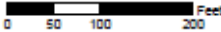



The final plat meets minimum local and state requirements; therefore, staff recommends approval of the Lifestyle Communities Pflugerville Amenity Center final plat

ATTACHMENTS:

- Location Map
- Lifestyle Communities Pflugerville Amenity Center final plat (separate attachment)

LOCATION MAP:



<p>Lifestyle Communities Amenity Center</p> <p>Case Number: FP2004-01</p> <p>4/6/20</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p> 0 50 100 200 Feet</p>	<p></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> where quality meets life PFLUGERVILLE TEXAS</p>	<p>Locator Map</p> 
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