

FINAL REPORT

Meeting Date:	1/6/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-2617	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1311-04	Phone:	512-990-6300

SUBJECT: Approving a Revised Preliminary Plan for Lot 1, Block A, Town Center a 12.55 acre tract out of the Sefrin Eiselin Survey No. 4, Abstract No. 265 in Pflugerville, TX.

LOCATION:

The property is located southeast of the FM 685 and Pfennig Lane intersection, generally along the east side of FM 685.

ZONING:

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

ANALYSIS:

The original Town Center preliminary plan was approved in 2008 with a minor revision in 2009. The original preliminary plan identified Lot 1, Block A as a 12.17 acre commercial lot with frontage along FM 685 and Pfennig Lane. The proposed revision will subdivide Lot 1, Block A into six (6) commercial lots with an access drive proposed along the east side of Lots 1-5 to provide vehicle access to Pfennig Lane. Two additional access points are proposed off of FM 685 to establish a configuration and appearance of the pad site development located north of Pfennig Lane.

Transportation:

A Traffic Impact Analysis (TIA) was provided with the originally approved preliminary plan and anticipated the subject property to be developed with commercial land uses. Access to the lots will be through private access easements established through separate instrument. A north/south common driveway is proposed to extend the length of the east boundary of Lots 1-5, Block A and is proposed to provide a connection to Pfennig Lane. An east/west access easement is proposed between Lots 2 and 3, Block A and will provide a connection to FM 685 and the north/south drive. An additional east/west access easement is proposed along the south side of Lot 5, outside of the limits of the preliminary plan, and will provide an additional driveway connection to FM 685. At this time all driveway connections to FM 685 are conceptual and shall require the approval of TxDOT before being permitted. A minimum of a six (6) wide sidewalk shall be constructed along FM 685, Pfennig Lane and all vehicular driveways.

Water and Sewer:

Water and wastewater service will continue to be provided by the City of Pflugerville through utility extensions required with the development.

STAFF RECOMMENDATION:

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The subdivision meets the minimum state and local requirements and therefore Staff recommends approval of the Revised Preliminary Plan for Lot 1, Block A Town Center.

ATTACHMENTS:

- Location Map
- Revised Preliminary Plan for Lot 1, Block A Town Center (separate attachment)

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LOCATION MAP:

