

STAFF REPORT

Planning and

Zoning:

8/7/2023	Staff Contact:	Michael Patroski, Senior Planner
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2023-7-FP	Phone:	512-990-6300

Agenda Item:

Case No.

SUBJECT: Approving a Final Plat of East Pflugerville Parkway Commercial Center, Lot 2, Block A; a 4.644 tract of land, situated in the John Davis Survey, Abstract No. 231; in Pflugerville, Texas (2023-7-FP).

LOCATION:

The subject property is located generally southeast of the N SH 130 Service Road and East Pflugerville Parkway intersection.

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

ANALYSIS:

The final plat is intended to establish one (1) 4.64-acre commercial lot. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Unified Development Code.

TRANSPORTATION:

The subject property is located generally southeast of the N SH 130 Service Road and East Pflugerville Parkway intersection. N SH 130 Service Road is an existing Freeway with varying right-of-way (ROW) width and East Pflugerville Parkway is a 120' wide arterial.

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 Final Plat.

STAFF RECOMMENDATION:

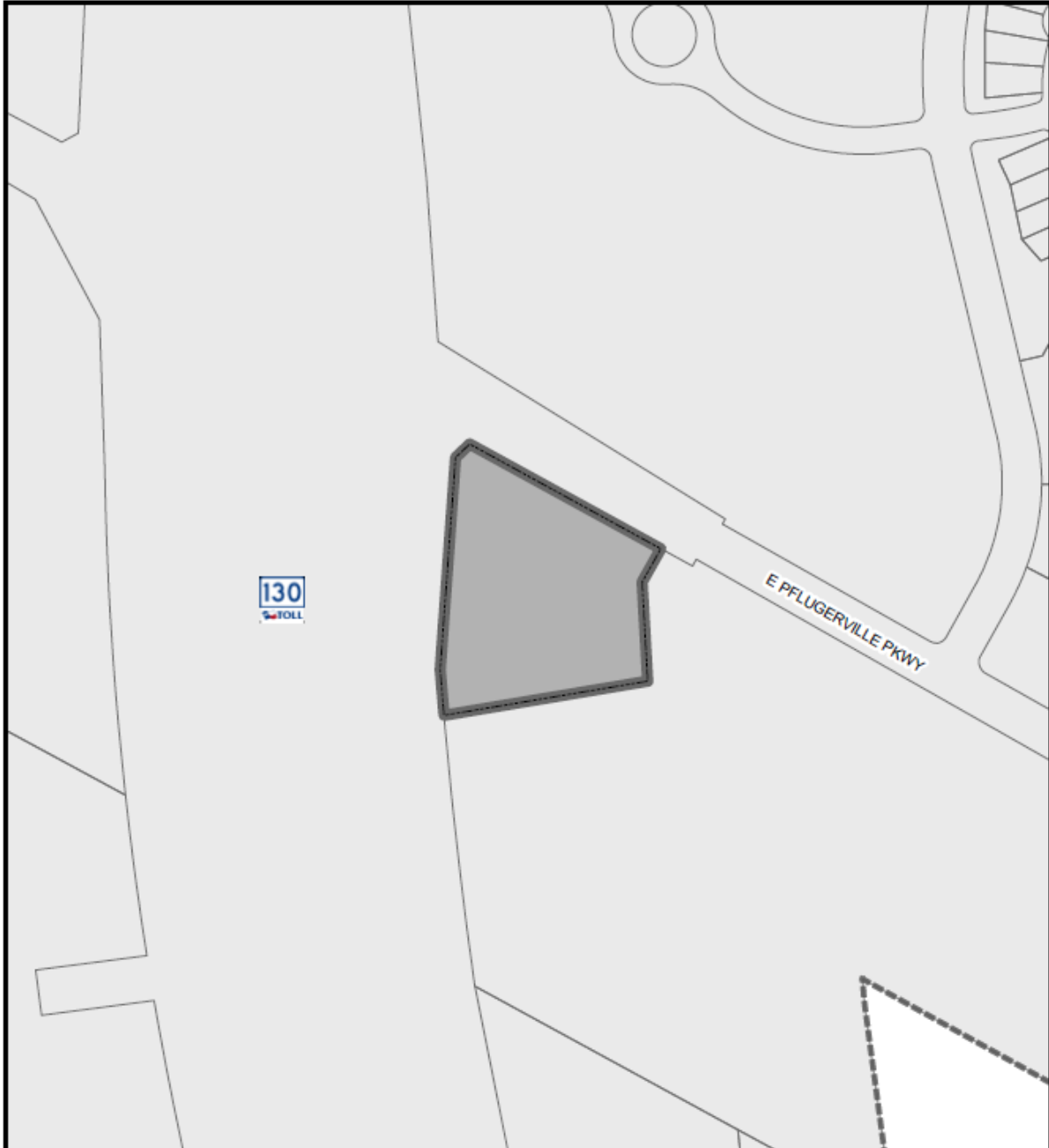
The Final Plat meets the minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- East Pflugerville Parkway Commercial Center, Lot 2, Block A Final Plat

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LOCATION MAP:



<p>E Pflugerville Pkwy Commercial Center Lot 2 Blk A</p> <p>Case Number: 2023-7-FP</p> <p>4/17/23</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property City Limits ETJ <p>0 100 200 400 Feet</p> <p>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.</p>	<p>Locator Map</p>
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