

STAFF REPORT

| | | | |
|-----------------------------|-----------|-----------------------|--------------------------------------|
| Planning and Zoning: | 9/17/2018 | Staff Contact: | Jeremy Frazzell, Asst. Planning Dir. |
| Agenda Item: | 2015-3826 | E-mail: | jeremyf@pflugervilletx.gov |
| Case No. | FP1709-01 | Phone: | 512-990-6300 |

SUBJECT: Approving a Final Plat for Shops at 685, Phase 2A a 6.682-acre tract of land out of the T.G. Stuart Survey No. 1, Abstract No. 689 in Pflugerville, Texas.

LOCATION:

The proposed subdivision is located generally northwest of the FM 685 and E. Pflugerville Pkwy intersection, along the west side of FM 685.

ZONING:

The property is zoned Corridor Urban Level 4 (CL4), which allows for a mixture of land uses. Restaurant and commercial retail type land uses are anticipated within this phase.

ANALYSIS:

The plat consists of two lots with frontage along FM 685, and an extension of the Terrell Lane. A private driveway will be proposed with site development between Lots 4 and 5 to provide a connection between FM 685 and Terrell Lane to reduce the number of direct access points to FM 685.

TRANSPORTATION:

FM 685 is a TxDOT roadway and a permit will be required before access to FM 685 can be provided. A TIA was approved with the preliminary plan and the required TIA fees have been paid. Pedestrian connectivity will be achieved through the construction of sidewalks (6-ft minimum) along the full extent of FM 685, both sides of Terrell Lane, and both sides of any private drive that is constructed. The sidewalks are required with the corresponding public infrastructure or individual site development, whichever occurs first as noted on the plat.

UTILITIES:

Water and wastewater service will be provided by the City of Pflugerville. Extension of utilities is required to serve the proposed lots and will be required to be constructed and accepted or fiscal posted before the plat will be recorded.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum state and local requirements and staff recommends approving the Shops at 685, Phase 2A Final Plat.

ATTACHMENTS:

- Location Map
- Shops at 685, Phase 2A Final Plat (separate attachment)

STAFF REPORT

LOCATION MAP:

