

STAFF REPORT

Planning and Zoning:	2/3/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8094	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1912-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Pflugerville East Center; a 97.83-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (FP1912-01)

LOCATION: The property is located generally northeast of the E. Pecan Street and future Pfennig Ln intersection.

ZONING: The property is zoned Planned Unit Development (PUD) district.

ANALYSIS:

The final plat proposes to establish one lot and an approximate 2,030 ft. extension of Pfennig Lane from its current terminus with E. Pecan St to the northern extent of Lot 1. Lot 1, Block A is a 92.5-acre lot located generally northeast of the E. Pecan St and Pfennig Ln intersection, planned for the Distribution/Logistics Center approved through the Project Charm Planned Unit Development (ORD No. 1426-20-01-28).

TRANSPORTATION:

Right of way dedication has been provided for the full width of Pfennig Ln from its current terminus at E. Pecan St. to the northern extent of Lot 1, Block A. An additional 15' of right of way has also been provided along the north boundary of E. Pecan St.

UTILITIES:

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Extension of public lines within the Pfennig Ln extension and the wastewater extension to Lot 1, Block A as provided in the preliminary plan will be required to be constructed and accepted, or fiscal provided prior to the final plat being recorded.

STAFF RECOMMENDATION:

The final plat meets the minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Pflugerville East Center Final Plat (separate attachment)

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LOCATION MAP:

