

**STAFF REPORT**

<b>Planning and Zoning:</b>	2/3/2020	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-8092	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1912-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Pflugerville East Center; a 205.94-acre tract of land out of the Seftin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (PP1912-01)

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

**ZONING:** The property is zoned Agriculture/Development Reserve (A) and Planned Unit Development (PUD) district.

**ANALYSIS:**

The preliminary plan contains one lot, two reserve tracts, and planned roadway extensions including Pfennig Lane. The subdivision is planned to be developed in multiple phases and revised over time to account for the development of the reserve tracts.

Phase 1 will include Lot 1, Block A 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).

Reserve Tracts 1 and 2 are conceptual and have been included in this preliminary to account for the remainder of the parent tract. Any division or proposed development of Reserve Tracts 1 and 2 shall require a new/revision to the preliminary plan (as determined by the Planning Director) to define the full configuration of the development, including but not limited to the proposed land use, lot configuration, traffic impact analysis, all road extensions and alignments, drainage and floodplain, and all utility extensions.

**TRANSPORTATION:**

Right of way dedication has been provided for the extension of Pfennig Ln to the extent of Lot 1, Block A. Conceptual alignments of Cosmos Way, Firebrush Dr, and Pfennig Ln are reflected in the reserve areas to depict the required extensions per the Master Transportation Plan policies. In the future when a division of land or development is pursued in the reserve areas, a revision to the preliminary plan will be required to solidify the roadway alignments and establish any additional right of way. A TIA was provided with the preliminary plan and has been approved with mitigation measures to support site operations and the surrounding transportation system.

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**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 with the Pfennig Ln extension and the wastewater extension to Lot 1, Block A has been included in the preliminary plan. As Reserve Tracts 1 and 2 are pursued for division and development, any public extensions necessary to serve those areas will require a revision to the preliminary plan.

**TREES:**

Tree mitigation will be required prior to any tree being removed.

**STAFF RECOMMENDATION:**

The preliminary plan meets the minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Pflugerville East Center Preliminary Plan (separate attachment)

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**LOCATION MAP:**

