

**STAFF REPORT**

<b>Planning and Zoning:</b>	02/03/2020	<b>Staff Contact:</b>	Emily Fesette, Planner II
<b>Agenda Item:</b>	2020-8172	<b>E-mail:</b>	emilyf@pflugervilletx.gov
<b>Case No.</b>	PP1905-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Springbrook Corporate Center Replat of Lot 1, Block A to Create Lots 1, 6, 7, 8, & 9; a 34.201-acre tract of land out of the John Van Winkle Survey No. 70, Abstract No. 787, and the John Van Winkle Survey No. 70, Abstract No. 903; Pflugerville, Texas. (PP1905-02)

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**LOCATION:**

The property is located at the boundary of the City of Pflugerville and the City of Round Rock, at the southwest corner of the Schultz Lane and Meister Lane intersection. The property is bisected by Williamson County and Travis County.

**ZONING:**

The property is zoned Light Industrial (LI).

**ANALYSIS:**

The preliminary plan proposes to establish a total of five (5) non-residential lots from the parent tract. The lots will be developed in two phases, with lots 6, 7, & 9 to be developed first. All public infrastructure will be required to be completed in the first phase.

**TRANSPORTATION:**

Right of way dedication was not required.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville.

**PARKS:**

Parkland dedication is not required with non-residential development.

**TREES:**

Tree mitigation will be required prior to any tree being removed and tree protection standards per UDC Subchapter 12 will be required prior to site development.

**STAFF RECOMMENDATION:**

The preliminary plan meets the minimum requirements; therefore Staff recommends approval of the Springbrook Corporate Center Replat of Lot 1, Block A to Create Lots 1, 6, 7, 8, & 9.

**ATTACHMENTS:**

- Location Map
- Preliminary Plan (separate file)

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**LOCATION MAP:**

