

STAFF REPORT

Planning and Zoning:	05/04/2020	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2020-8387	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP2004-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Spanish Oak; an approximate 1.517-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, Pflugerville, Texas (FP2004-02)

LOCATION:

The property is generally located along the southern extent of E Pfennig Lane, east of the N. Railroad Avenue and E Pfennig Lane intersection.

ZONING:

The property is zoned Suburban Level 3 (CL3).

ANALYSIS:

The Final Plat proposes to establish one (1) non-residential lot for the purpose of extending public wastewater to an existing assisted living facility in order to allow for a greater number of residents at the facility.

TRANSPORTATION:

Right of way dedication is not required..

UTILITIES:

Utility service will be provided by the City of Pflugerville, the wastewater line will be extended from the east to and through the property as depicted in the Preliminary Plan (PP2003-01.)

PARKS:

Parkland dedication is not required.

TREES:

Tree mitigation will be required prior to any tree being removed and tree protection measures put in place for any trees that will remain.

STAFF RECOMMENDATION:

The final plat meets the minimum State and Local requirements therefore Staff recommends approval.

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LOCATION MAP:



