

**STAFF REPORT**

<b>Planning and Zoning:</b>	07/06/2020	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>Agenda Item:</b>	2020-8350	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.</b>	PP2003-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Spanish Oak; an approximate 1.517-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, Pflugerville, Texas. (PP2003-01)

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**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 preliminary plan 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 has not been provided.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville, the wastewater line will be extended from the west to and through the property.

**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 preliminary plan meets the minimum State and Local requirements, therefore Staff recommends approval.

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**LOCATION MAP:**

