

## STAFF REPORT

<b>Planning and Zoning:</b>	8/3/2020	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2020-8573	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP2007-04	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Statutorily denying a Final Plat for Lot 2, Block A Lakeside Industrial Phase 2; a 16.350-acre tract of land out of the W. Caldwell Survey, Abstract No. 162; in Pflugerville, Texas. (FP2007-04)

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**LOCATION:** The property is located generally northeast of the E. Pecan Street and SH 130 intersection.

**ZONING:** Lakeside Meadows Planned Unit Development (PUD) district.

**ANALYSIS:**

The final plat proposes to establish one lot anticipated to be developed for non-residential use in accordance with the proposed Lakeside Meadows Planned Unit Development (PUD) district.

**TRANSPORTATION:**

Right of way dedication as needed will be included for the future expansion of E. Pecan St. and Weiss Ln.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots will be included in the preliminary plan and easements will be required if located outside of the public right of way.

**TREES:**

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

**STAFF RECOMMENDATION:**

The final plat requires revision and therefore subject to HB 3167, Staff recommends statutory disapproval of the preliminary plan.

**ATTACHMENTS:**

- Location Map

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### LOCATION MAP:

