City of Pflugerville

Legislation Details (With Text)

File #:	2021-0720	**Version:**	1	**Name:**	PfISD Elementary School #23 Final Plat
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	7/14/2021			**In control:**	Planning and Zoning Commission
On agenda:	7/19/2021			**Final action:**	7/19/2021
Title:	Approving a Final Plat for PfISD Elementary School #23; a 25.32-acre tract of land out of the George M. Martin Survey No. 9, in Pflugerville, Texas. (FP2103-03)				
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Attachments:	1. PFISD ES#23 Final Plat, 2. PfISD ES #23 Final Plat Staff Report				

Date	Ver.	Action By	Action	Result
7/19/2021	1	Planning and Zoning Commission	Approved	

Approving a Final Plat for PfISD Elementary School #23; a 25.32-acre tract of land out of the George M. Martin Survey No. 9, in Pflugerville, Texas. (FP2103-03)

The property is located generally north of E Pflugerville Parkway and west of Becker Farm and Lake Pflugerville. The subject property is zoned Agriculture/Development Reserve (A). The final plat proposes to establish one 19.79-acre lot. The remaining acreage will include right of way dedication and floodplain preservation. The area to the north of the proposed preliminary plan is currently the Hidden Lake Subdivision, the area to the east of the subject parcel is the location of the Becker Farms Subdivision. South of the proposed lot and right of way dedication is encumbered by floodplain, the portion that this preliminary plan depicts has been included inside an easement and is roughly 0.67 acres in size. Right of Way (ROW) dedication has been included for the extension of Hidden Lake Drive to the south through the property. Per the Transportation Master Plan (TMP), Hidden Lake Dr is classified as a minor arterial and has a 100-foot-wide ROW. The width proposed varies due to the Traffic Impact Analysis (TIA) determination that a right turn deceleration lane is required for the future north most entryway driveway. ROW dedication has also been included for a future east-west collector level roadway; the width varies from approximately 71-feet to a minimum 60-feet as dictated by the TMP for collector level roadways. Roadways stubbing into the parcel will connect into Hidden Lake Dr. Water and Wastewater service will be provided by the City of Pflugerville. Parkland dedication and development fees are not required for commercial projects at this time. Tree mitigation will be required prior to any tree being removed. If a tree will be retained, the tree protection standards will be required.

The Final Plat meets the minimum state and local requirements, and Staff recommends approval.

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