



# City of Pflugerville

## Legislation Text

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**File #:** 2023-0298, **Version:** 1

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Approving a Final Plat for Pecan District Subdivision Section 2, an approximately 14.846 -acre tract of situated in the Thomas J. Chambers Survey, A-7, Pflugerville, Texas, generally located southeast of the Windermere Dr. and Pecan St. (FM 1825) intersection, along the south side of Pecan St, to be known as Pecan District Subdivision Section 2 Final Plat (FP2012-01).

The proposed final plat includes 3 lots planned for a mixture of multi-family and non-residential established through vertical mixed-use buildings.

### TRANSPORTATION:

A segment of Ingenuity Avenue, a collector level public road providing access through the mixed-use development is included in the plat. Additional public access easements are anticipated with the next submittals to account for the anticipated private roadways in this area. TxDOT approval of the street alignment is required before the final plat can be approved.

### UTILITIES:

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. An extension of utilities will be required to service the lots.

Staff recommends approval of the proposed final plat.

Nathan Jones, Planning Manager

### **ATTACHMENTS:**

*General Location Map*

*Staff Report*

*Final Plat*