



City of Pflugerville

Legislation Text

File #: 2021-1037, **Version:** 1

Approving a Preliminary Plan for SH-130 Commerce Center Phase III-B, an approximate 41.648 acre tract of land out of the William Caldwell Survey, Abstract No. 162 in Travis County, TX. (PP2108-01)

The subject property is located generally southeast corner of E Pecan Street and SH-130. The property is currently zoned Urban Center Level 5 (CL5) district. The preliminary plan includes a plan for the extension of Impact Way and utility connections. All lots will have frontage along Impact Way. Impact Way is a major collector level road. The Transportation Master Plan shows this extension of Impact Way to eventually connect to Cameron Road and as a result, this plan aligns with the City's adopted Thoroughfare Plan. A 6' wide sidewalk will be provided along the east and west side of the Impact Way extension. The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan.

The proposed preliminary plan meets minimum local and state requirements and staff recommends approval.

Alicia Sweeney, Planner I