



City of Pflugerville

Legislation Text

File #: 2020-8350, **Version:** 1

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)

The property is generally located along the southern extent of E Pfennig Lane, east of the N. Railroad Avenue and E Pfennig Lane intersection. The property is zoned Suburban Level 3 (CL3). 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. Right of way dedication has not been depicted. Utility service will be provided by the City of Pflugerville, the wastewater line will be extended from the west to and through the property. Parkland dedication is not required. Tree mitigation will be required prior to any tree being removed and tree protection measures put in place for any trees that will remain.

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

Emily Draughon, Planner II