

Site Investigation Memo

FM-685 and Pfennig Ln

Property | Zoning

Property Size: 18.36 acres

Roadway Within Property Boundary: 0.88 acres (approximately)

100-Year FEMA Floodplain Within Property Boundary: 0.75 acres (approximately)

Remaining Area: 16.73 acres

Zoning: GB1 – General Business 1; Ordinance Number 1121-12-11-13

Zoning Uses: Assisted living, event center, financial institution, golf course, restaurant, retail sales and service. Multi-Family (MF-20 specifically) is a conditional* use.

Zoning Setbacks: For all properties within the GB1 and MF-20 Districts, there is a minimum front street setback of 15' and minimum interior side setback of 10'. The minimum rear setback for GB1 is 20' and for MF-20 it is 15'.

Adjacent Zoning: GB1 - General Business 1

Adjacent Land uses: Commercial and Retail Uses

Zoning Max IC: Maximum of 80% for GB1 and a maximum of 60% for MF-20.

Drainage

Onsite: Northeast towards Wilbarger Creek.

Offsite: Adjacent property and road on southwestern border do not drain onto property.

FEMA Flood Plain: The northeast corner and a portion of the northern border along the property are located within the FEMA 100-Yr Floodplain.

Edwards Aquifer Recharge/Contributing Zone: No portion in the Edwards Aquifer Recharge/Contributing Zone.

Underground SS: No underground storm system is present on site, but drains and inlets are visible on adjacent properties.

Potential Classified Waterways: Wilbarger Creek Watershed

Detention: Detention will likely be required, but more research is needed to verify this.

Water Quality: Water Quality Treatment will be required.

Environmental

Tree Coverage: There are existing trees along the eastern border and dispersed throughout the property.

Existing Impervious Cover: 0%

**Conditional uses are permitted by right within the given district provided that specific conditions are met.*

Water

Water System: Existing 12" City of Pflugerville water distribution line runs northwest to southeast along southern side of E Pfennig Ln and terminates adjacent to site.

Wastewater

Underground Sewer System and Proximity: Existing 8" PVC wastewater line terminates on the northwestern border of the property. There is also an existing 10" PVC stub in the same location.

Electric

Electric Lines: Existing overhead powerlines are visible along FM-685, but there are no existing overhead lines along Pfennig Ln. The City of Pflugerville is deregulated and there are various electric providers available for this site.

Roads/Transportation

The site is located southeast of the intersection of Pfennig Lane and FM-685, both public roadways.



FM-685 AND PFENNIG LN

Pflugerville, Texas
June 2020



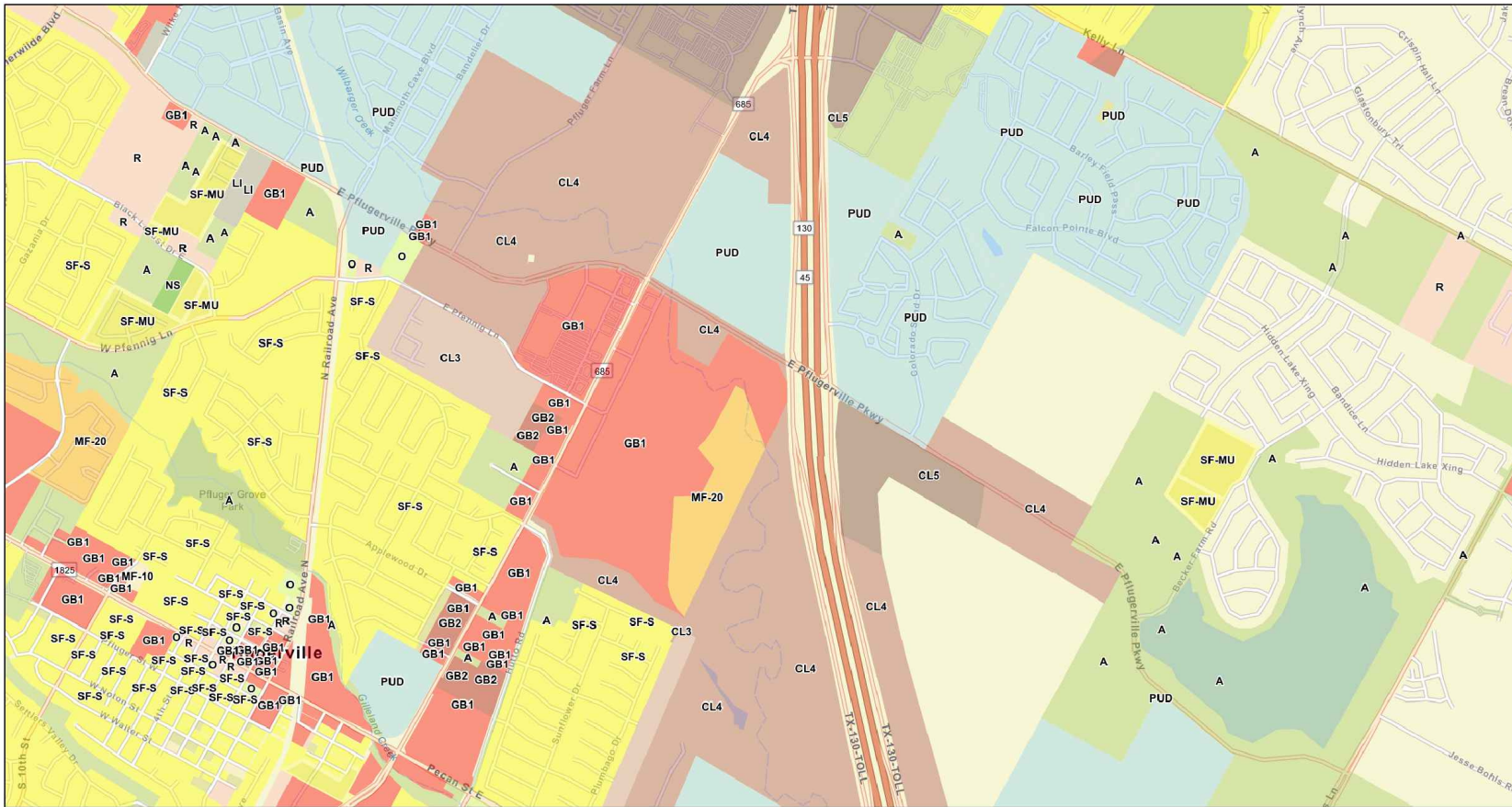
- WATER: 12" PVC
- WASTEWATER: 10" PVC
- 18.41 AC
- - - - TCAD PARCEL: 0276460303

Kimley»Horn

10814 Jollyville Rd., Suite 200,
Austin, Texas 78759
737-471-0326
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, AND OTHER DATA ARE FROM THE CITY ETC.

Zoning Map Pfennig and 685

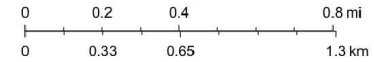


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Zoning Districts

- A - Agriculture/Conservation District
- SF-S - Single Family Suburban Residential District
- SF-MU - Single Family Mixed Use Residential District
- 2-F - Two Family Residential District
- MF-10 - Multi-Family 10 Residential District
- NS - Neighborhood Services District
- O - Office District
- R - Retail District
- GB1 - General Business 1
- GB2 - General Business 2
- LI - Light Industrial District
- PUD - Planned Unit Development
- CL3 - Suburban Level 3 District
- CL4 - Urban Level 4 District
- CL5 - Urban Center Level 5 District

1:20,000



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

FM-685 AND PFENNIG LN

Pflugerville, Texas
June 2020

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NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevation Tables contained within the Flood Insurance Study (FIS) report that accompanies the FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.5 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Texas State Plane central zone (FIPSZONE 4203). The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGIS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the City of Austin and CAPCOG. The projection used in the preparation of the FIRM was Texas State Plane Central Zone (FIPSZONE 4203) and the horizontal datum was NAD83, GRS1980 spheroid.

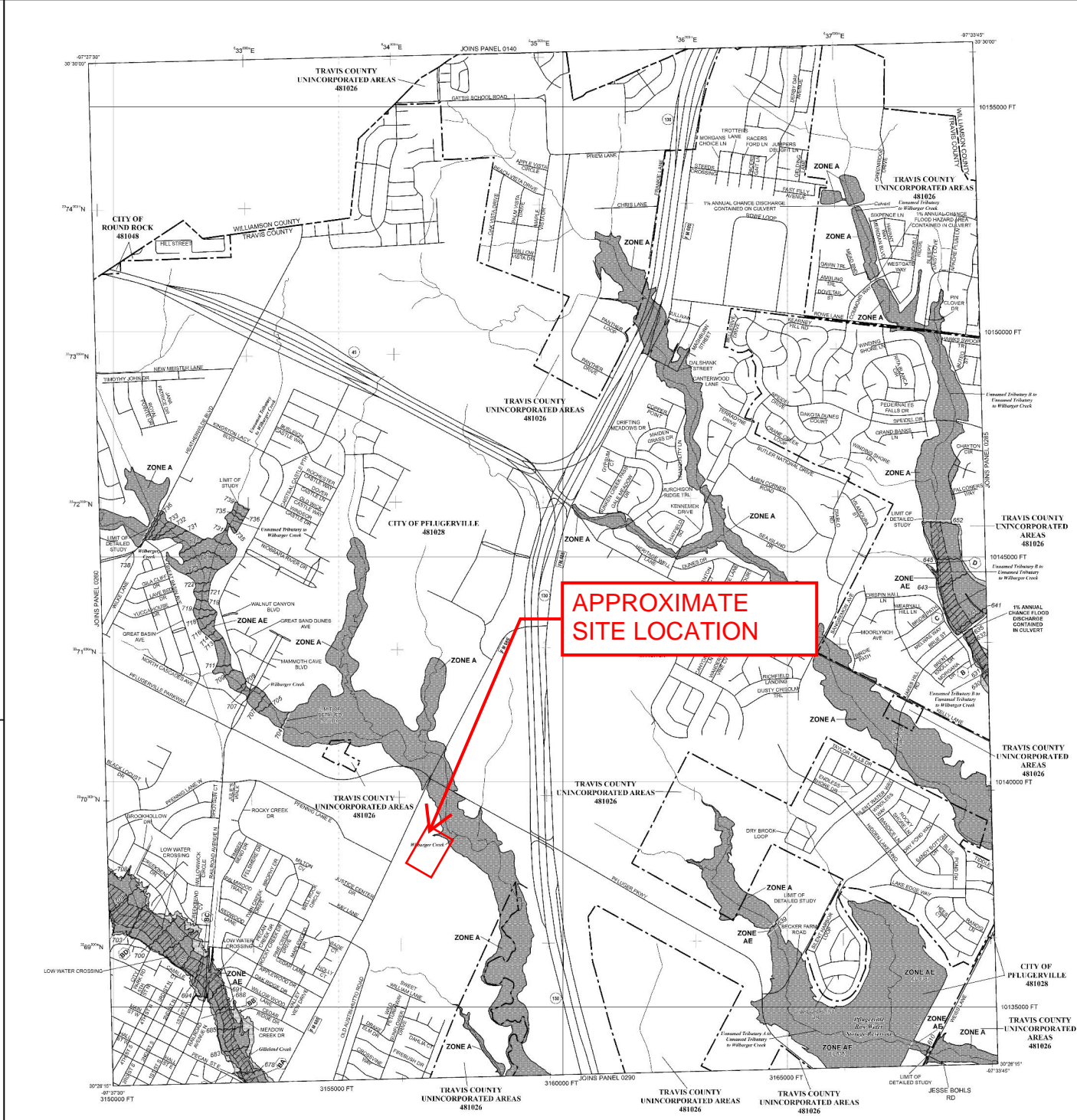
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available as of the date of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities table containing National Flood Insurance Program sites for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM, visit the Map Service Center (MSC) website at <http://info.nfip.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital version of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-336-2627 or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas in the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AR, AR9, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

- Zone A: No Base Flood Elevations determined.
- Zone AE: Base Flood Elevations determined.
- Zone AH: Flood depths of 1 to 3 feet (usually sheet flow or ponding); Base Flood Elevations determined.
- Zone AR: Flood depths of 1 to 3 feet (usually sheet flow or ponding); average depth determined. For areas of shallow base flooding, velocities also determined.
- Zone AR9: Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was substantially destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- Zone V: Area to be protected from the annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.
- Zone VE: Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- Zone VE: Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus an adjacent floodplain area that must be kept free of encroachment so the one percent annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- Zone X: Areas of 2% or greater flood; areas of 1% annual chance flood with average depths of less than 1 foot or with average areas less than 1 square mile and areas of 1% or less from the 1% annual chance flood.
- Zone D: Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

OTHER AREAS

- Zone C: COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- Zone O: OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- Base Flood Elevation line and water elevation in feet
- Base Flood Elevation value where uniform within zone; elevation in feet
- Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Gauging Station, Periodic or Aperiodic
- Heal or Railroad Bridge
- Footbridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

1000-foot grid values: Texas State Plane coordinate system, Central zone (FIPSZONE 4203), Lambert Conformal Conic projection

Bench mark (see explanation in Notes to Users section of this FIRM report)

Scale: 1" = 1000'

Refer to Map of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP

June 5, 1997 January 19, 2000 April 10, 2002 September 24, 2008

EFFECTIVE DATES OF REVISIONS TO THIS PANEL

August 18, 2014 - 10 change Base Flood Elevations and Special Flood Hazard Areas and to incorporate previously issued Letters of Map Change

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-APR-2463.

MAP SCALE 1" = 1000'

800 0 1000 2000 FEET

800 0 300 600 METERS

NFIP PANEL 0280J

FIRM
FLOOD INSURANCE RATE MAP
TRAVIS COUNTY,
TEXAS
AND INCORPORATED AREAS

Panel 280 of 730
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HOUSTON, CITY OF	481-100	0280	J
HOUSTON, CITY OF	481-100	0280	J
HOUSTON, CITY OF	481-100	0280	J

Notes to User: The Map Number shown below should be used when ordering map products. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48453C0280J

MAP REVISED
AUGUST 18, 2014

Federal Emergency Management Agency