



# FM 685, PFLUGERVILLE, TX 78660

## PRELIMINARY CIVIL ENGINEERING REPORT

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*FM 685, Pflugerville, TX 78660*

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20711 FM 685, Pflugerville,  
TX 78660

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## 1.0 SCOPE

*The information provided herein is intended for Preliminary Use Only. For definitive information, Austin Civil Engineering can perform a more in-depth feasibility study.*

*For in-depth answers to these and other questions, please*

- 
- *Book a complimentary 30-minute consultation:*
- 

[www.austincivil.com/solutions](http://www.austincivil.com/solutions)

- 
- *Hire Austin Civil Engineering for more in-depth research*
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## 2.0 PROPERTY INFORMATION

### 2.1 *Summary Comments: Usable Land*

#### *Land Area*

- Area A: 2.96 – Area B: 5.34 - Total Land – 8.30 acres
- Areas not located in a flood zone – Exhibit C
- Located within Pflugerville City limits – Exhibit D
- Two Zonings: Suburban Level 3 District & Urban level 4 District.

#### *This is what requires deeper research:*

- Further details concerning impervious cover limitations can be furnished within the scope of an in-depth feasibility study.
- Further details concerning the request for a possible rezoning according to the type of development can be provided in an in-depth feasibility study.

*Reserve your complimentary 30-minute consultation now*  
[www.austincivil.com/solutions](http://www.austincivil.com/solutions)

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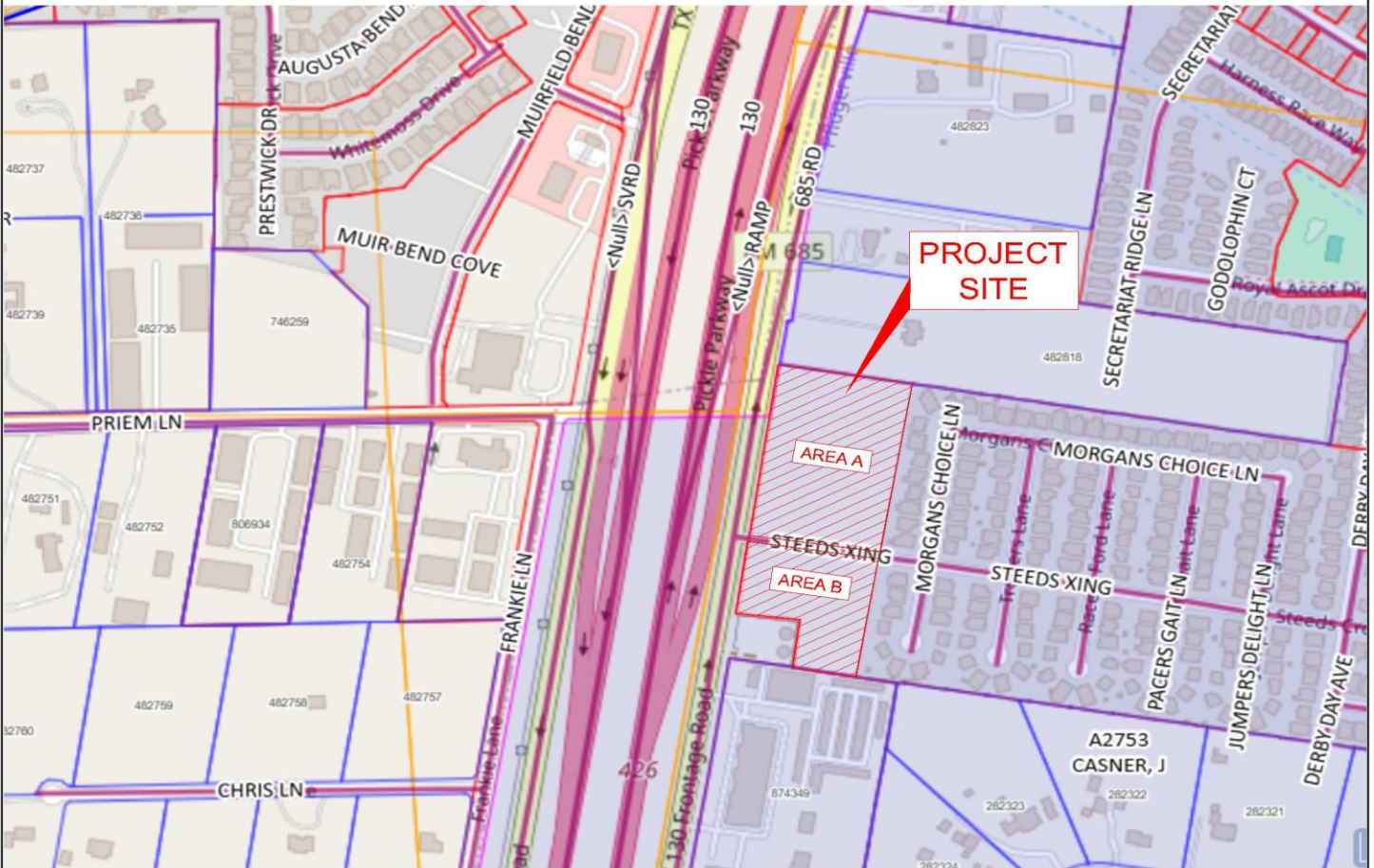

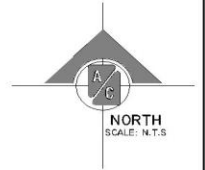


EXHIBIT B	PRELIMINARY REPORT FM 685, Pflugerville, TX 78660	 <b>AUSTIN CIVIL ENGINEERING, INC.</b> TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018
	VICINITY MAP	



## National Flood Hazard Layer FIRMette



97°35'14"W 30°29'48"N



Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/3/2025 at 4:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

EXHIBIT C

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FIRMETTE MAP



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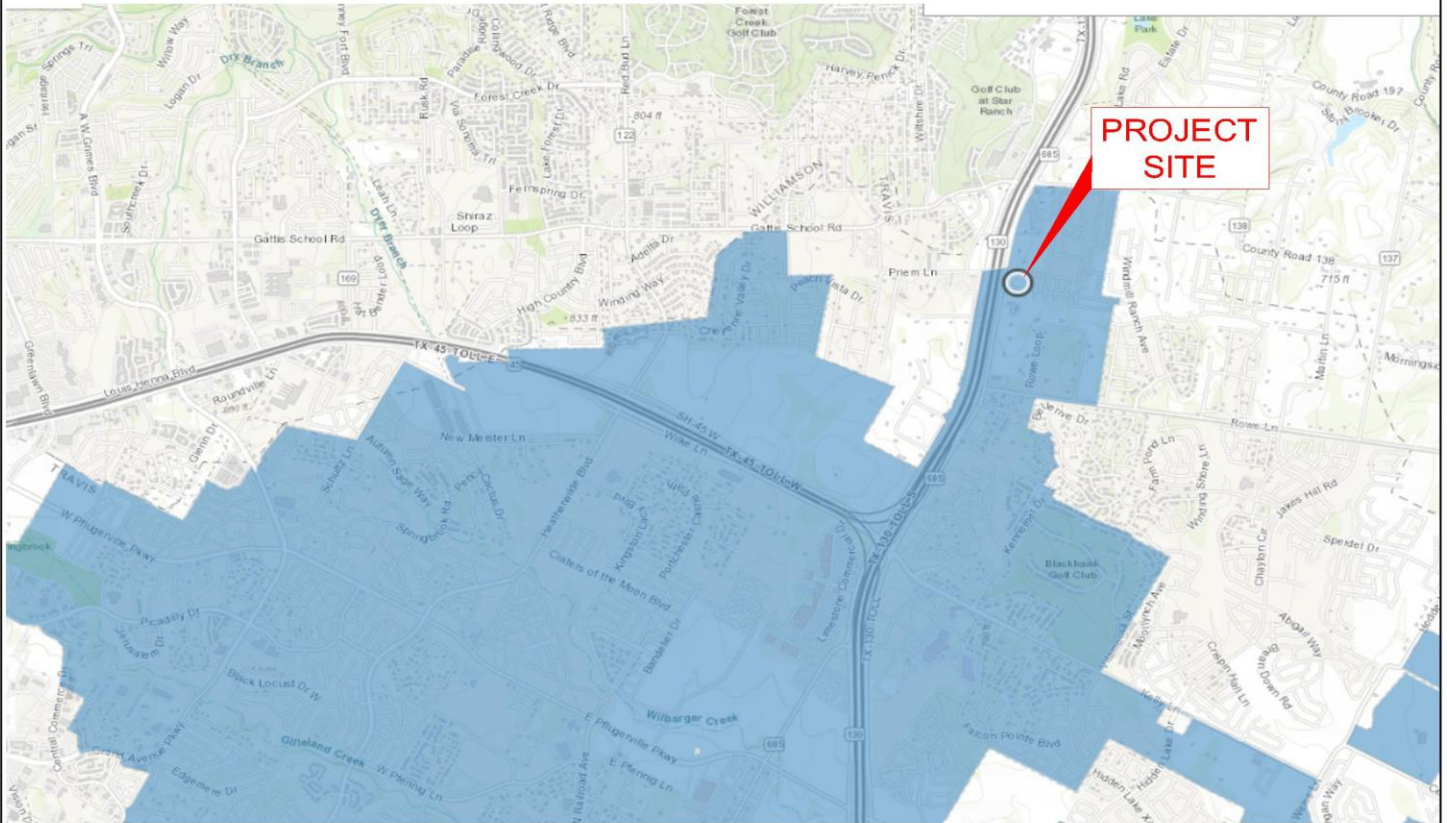
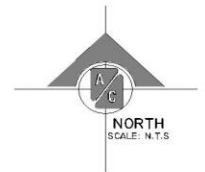

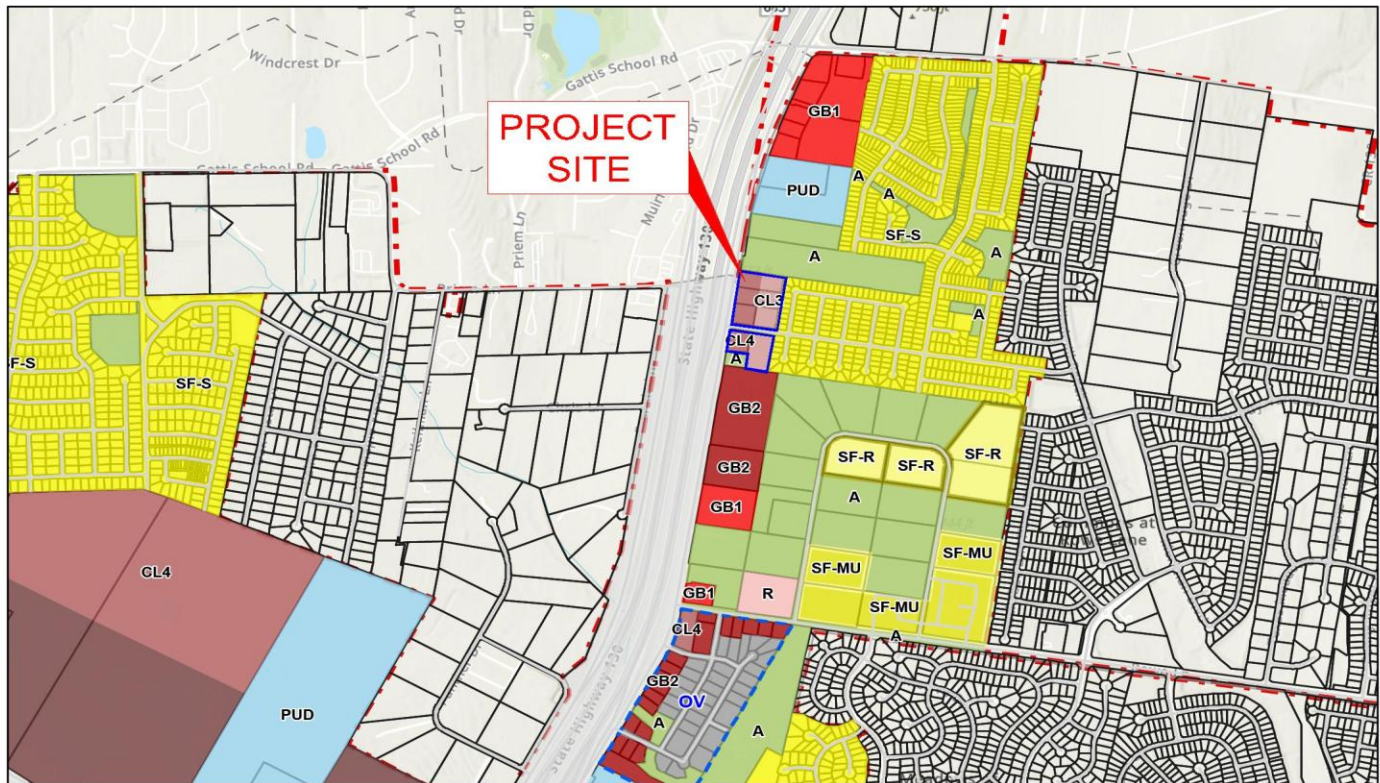


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	JURISDICTION	





3/3/2025, 13:16:05

Zoning Overlay District  
OV - 685 Commercial Park Overlay

Zoning Districts

A - Agriculture/Conservation District

SF-S - Single Family Suburban Residential District

SF-R - Single Family Residential District

SF-MU - Single Family Mixed Use Residential District

R - Retail District

GB1 - General Business 1

GB2 - General Business 2

LI - Light Industrial District

PUD - Planned Unit Development

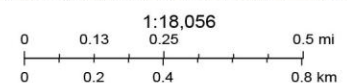
CL3 - Suburban Level 3 District

CL4 - Urban Level 4 District

CL5 - Urban Center Level 5 District

Pflugerville City Limits

ETJ



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder

EXHIBIT E

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ZONING MAP



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### 3.0 WATER/WASTEWATER SERVICE

#### ***3.1 Summary Comments: Utilities***

##### ***Water***

- Provider: Manville WSC
- Service Availability: There is existing water line near the property – 16-inch - Exhibit G

##### ***Sewer***

- Provider: City of Pflugerville
- Service Availability: There is existing sewer line near the property – 6-inch- Exhibit G

##### ***This is what requires deeper research:***

- Obtaining service availability letters from providers.
- Obtaining additional information on existing water/wastewater services.

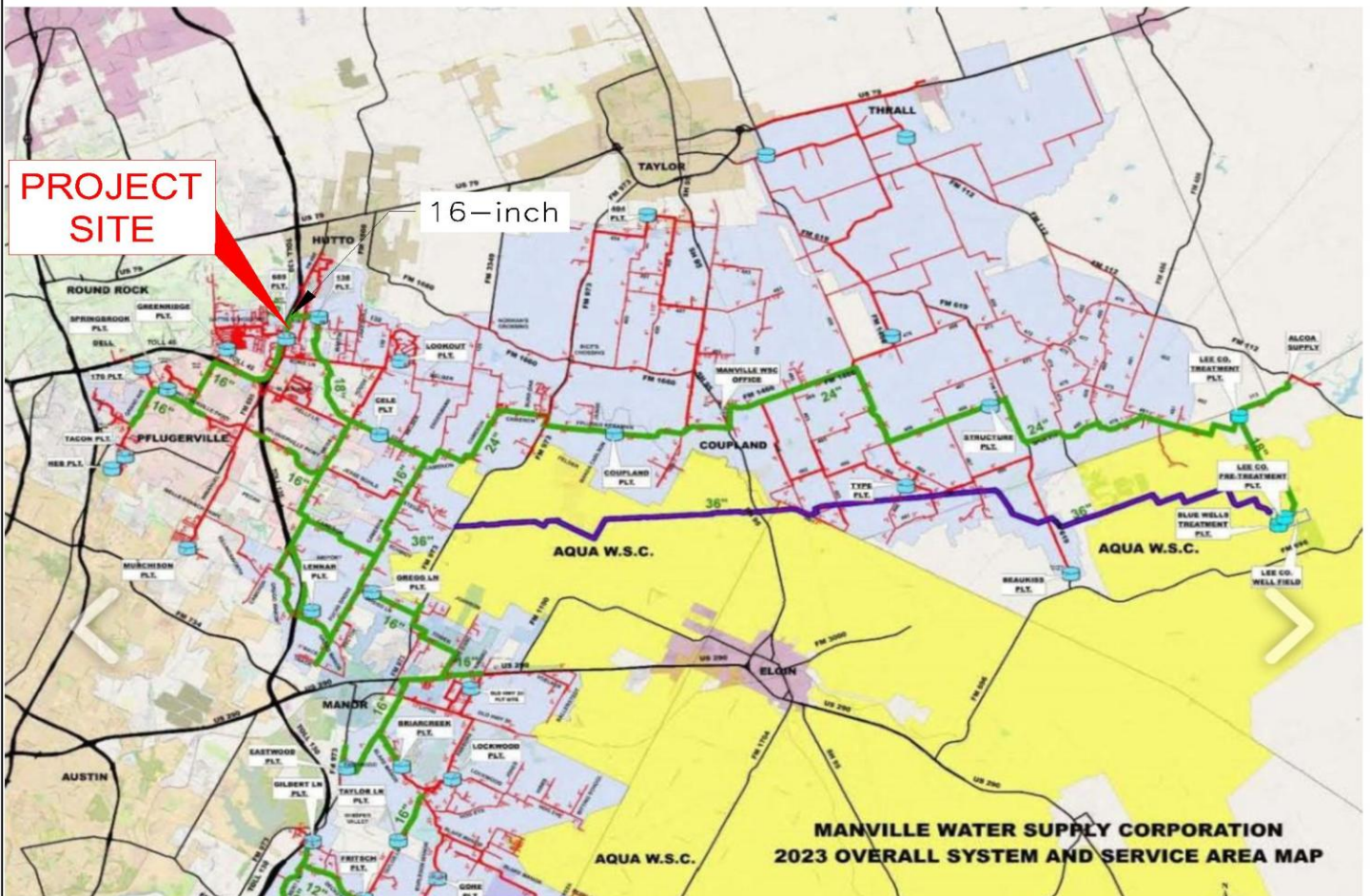
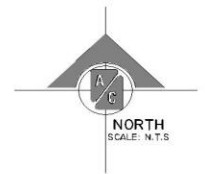

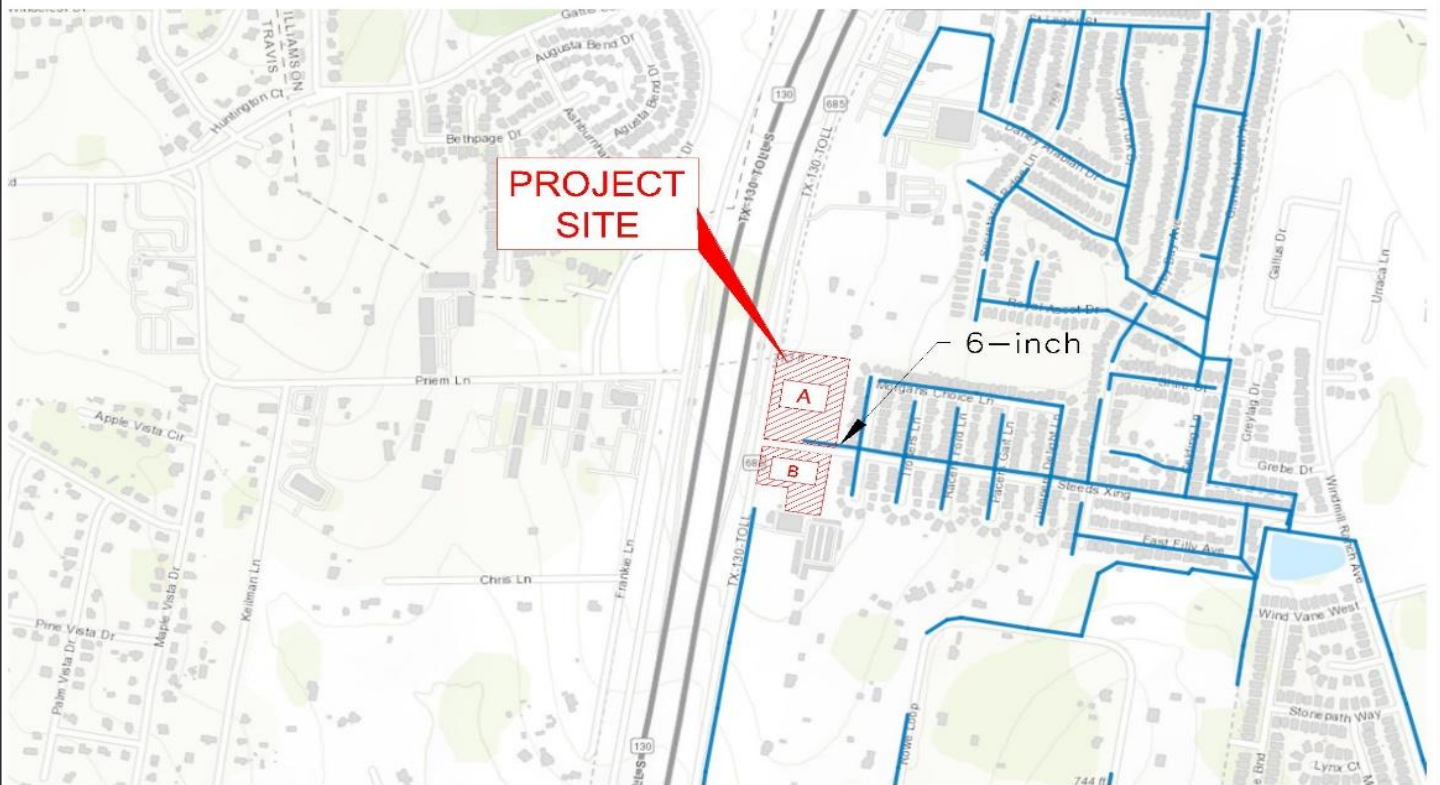
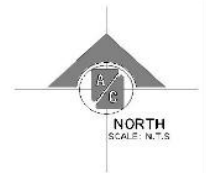


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	WATER MAP	





Gravity Sewer Line



EXHIBIT G

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SEWER MAP



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