

**Planning and Zoning:** 12/4/2017

**Staff Contact:** Abigail Rose, Planner II

**Agenda Item:** 2017-6286

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**Case No.** PP1707-02

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**SUBJECT:** Approving a Preliminary Plan for Costco Wholesale; a 22.27-acre tract of land out of the John Davis Survey No. 231, Abstract No. 13; in Pflugerville, Texas. (PP1707-02)

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### **BACKGROUND/DISCUSSION**

**Location:** The subject property is located southeast of the SH130 and SH45 intersection. The site borders Kelly Lane to the south and Colorado Sand Drive to the west.

**Request:**

The subdivision of Costco Wholesale Final Plat will provide two (2) lots at the northeastern corner of SH130 and Kelly Lane intersection; Lot 1A and 2A.

**Analysis:** The subject property is zoned Urban Level 5 (CL5). Due to the location and surrounding infrastructure of the subject site, the City of Pflugerville, Manville Water Supply Corporation, and TxDOT worked together to ensure the subject site is served and functions properly.

**Transportation:**

Kelly Lane is classified as an Existing Special Arterial level street with a dedicated 100 Right-of-Way. Colorado Sand Drive is classified as an Existing Collector level street with a dedicated 90 Right-of-Way. Northbound SH130 Service Road is an Existing Arterial with a variable width Right-of-Way. The plat's configuration provides access to and from the site from the east by Colorado Sand Drive. Pedestrian accessibility is provided to the site by the following pedestrian connections: an existing 8-ft sidewalk along Kelly Lane, an extension of the existing 6-ft wide sidewalk along Colorado Sand Drive, and 8-ft wide sidewalk along FM 685.

**Water & Wastewater Service:**

The subject property is located within the City's CCN (Certificate of Convenience and Necessity) for water and wastewater utility service. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

**Parkland:**

No parkland is required to be dedicated with this commercial subdivision.



**STAFF RECOMMENDATION:**

Final TXDOT approval is required prior to recordation of any final plat related to this preliminary plan. The proposed subdivision meets the minimum requirements for a Preliminary Plan; therefore, Staff recommends approval of the Costco Wholesale Preliminary Plan.

**ATTACHMENTS:**

- Location Map

LOCATION MAP

