

STAFF REPORT

Planning and Zoning:	11/4/2019	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2019-7940	E-mail:	emilyf@pflugervilletx.gov
Case No.	FP1906-05	Phone:	512-990-6300

SUBJECT: Statutorily denying a Final Plat for Kuempel Commercial Subdivision; a 15.76-acre tract out of the Peter Conrad Survey NO. 71, Abstract NO. 200 in Pflugerville, Texas. FPP1906-05)

LOCATION:

The property is generally located west of North Heatherwilde Boulevard and south of New Meister Lane.

ZONING:

Light industrial (LI), General Business 2 (GB2) and General Business 1 (GB1).

ANALYSIS:

The final plat proposes to establish two non-residential lots.

TRANSPORTATION:

Right of way dedication is included for the State of Texas Land located along the western extent.

UTILITIES:

Utility service will be provided by the City of Pflugerville.

PARKS:

Parkland dedication is not required for non-residential developments.

TREES:

Tree mitigation will be required prior to any tree being removed.

STAFF RECOMMENDATION:

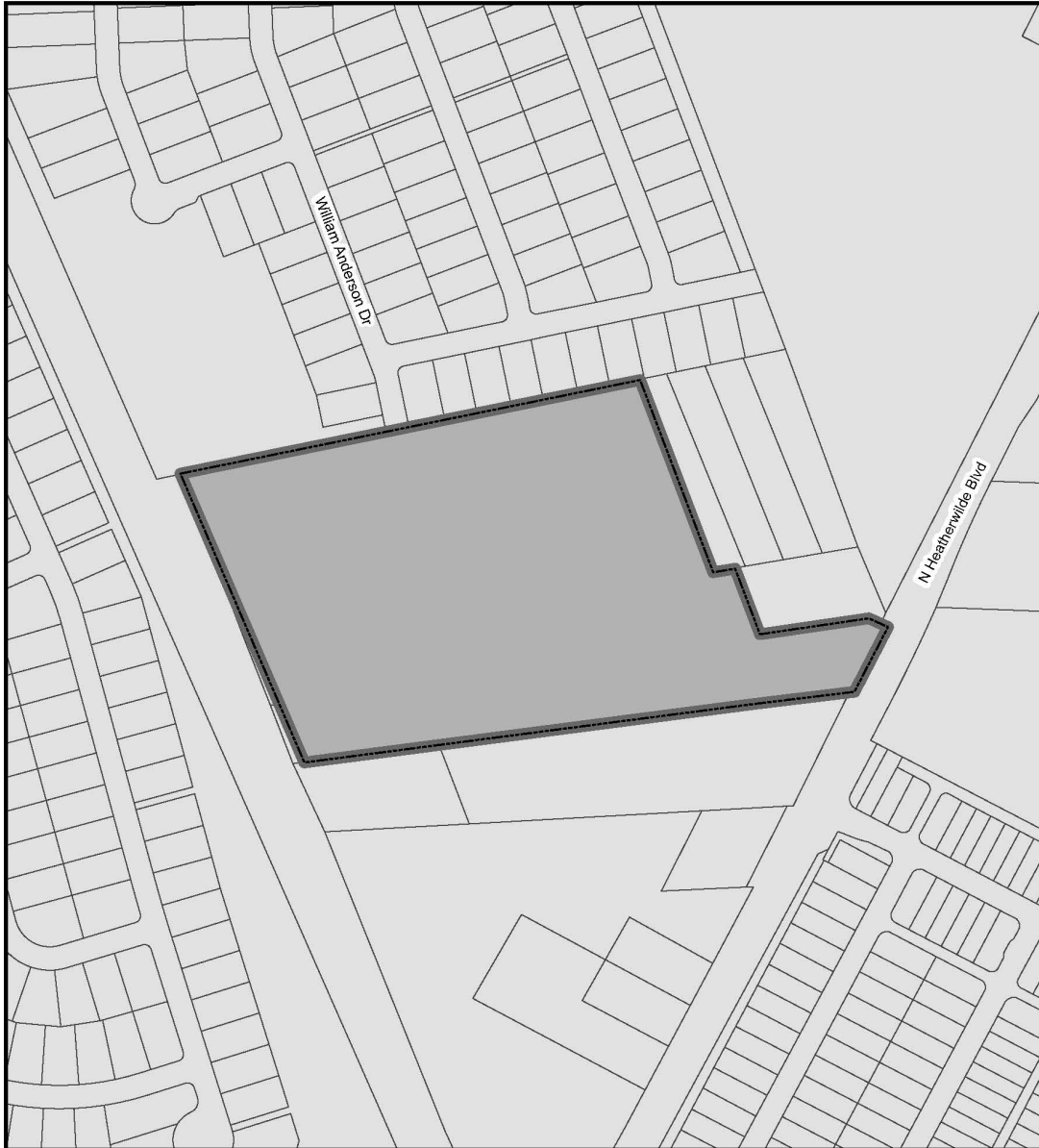
The final plat requires revision and therefore subject to HB 3167, Staff recommends statutory disapproval of the final plat.






ATTACHMENTS:

- Location Map
- Final Plat (separate attachment)

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LOCATION MAP:



<p>Kuempel Commercial Subdivision</p> <p>Case Number: FP1906-05</p> <p>6/17/19</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 100 200 400 Feet</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">↑</p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p></p>	<p style="text-align: center;">Locator Map</p> 
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