

STAFF REPORT

Planning and Zoning:	11/4/2024	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2024-1088	E-mail:	kristing@pflugervilletx.gov
Case No.	RP2024-00302	Phone:	512-990-6300

SUBJECT: Conduct a public hearing and approve an application to Replat Concordia Highschool Lot 1, Block A consisting of 42.713 acres out of the L.C. Cunningham Survey Abstract No. 163 in Pflugerville, TX. (FP2106-02).

LOCATION:

The proposed subdivision consists of 8.496-acres of land located generally north of East Wells Branch Parkway and west of South Heatherwilde Boulevard.

ZONING:

The subdivision is zoned Planned Unit District (PUD), which allows for a mix of commercial and residential uses.

ANALYSIS:

The lot was originally platted in 2014 as a commercial lot. The proposed replat is to divide Lot 1, Block A into two separate lots. One lot is currently built out with multifamily and one lot is for future development. Lot 2 has drainage for both lots located on the northern half of the lot. Lots 2 is being established for future development. The resubdivision will not create any non-conformities on the newly created lot 1.

TRANSPORTATION:

No changes to the road network are proposed or required.

UTILITIES:

The property is within the City of Pflugerville Water and Wastewater CCN and both newly created lots are currently served. An extension of utilities is not required for the replat.

NOTIFICATION:

Notification has been provided in accordance with state law and city ordinances.

STAFF RECOMMENDATION:

The Replat meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map
- Proposed Ballantyne Retail Lot 1, Block A Replat

LOCATION MAP

