

FINAL REPORT

Planning & Zoning:	12/16/2013	Staff Contact:	Emily Barron, AICP Planning Director
Agenda No.:	2013-2572	E-mail:	emilyb@pflugervilletx.gov
Case No.:	PP1311-05	Phone:	512-990-6300

SUBJECT: Consider approving a Preliminary Plat for Bohls Commercial Park, a 105.64-acre tract of land out of the John Davis Survey No. 13, Abstract 231 in Pflugerville, Texas. (PP1311-05)

LOCATION:

The property is located along the eastern side of FM 685, north of Pflugerville Parkway to the intersection of Town Center Drive and FM 685, with frontage along SH 130 as well.

ZONING:

The subdivision is zoned Corridor Urban Level 4 (CL-4) District. A special district was granted for the proposed use by City Council on November 12, 2013 to allow for a water and adventure park.

Analysis:

The proposed subdivision consists of three (3) lots intended for commercial use. A preliminary plan is required due to the extension of water and wastewater lines that are necessary to adequately serve the subdivision as well as provide a layout for a collector roadway that will traverse the subdivision between Lot 2, Block A and Lot 3, Block B.

Transportation:

Access to the subdivision will be from FM 685 and SH 130 as well as the proposed Collector A. A TIA was conducted for Lot 1 (a proposed water and adventure park). Proposed improvements are required to be approved prior to recordation of the final plat. A TIA will be required at the time of site development for Lots 2, Block A and Lot 1, Block B should any portion of either tract exceed the 2,000 vehicle trips per day threshold.

Water and Sewer:

The subdivision will be served by the City of Pflugerville for water and wastewater. Extension of these utilities will be necessary to service this subdivision.

Trees:

Vegetation within the site is generally along the drainage and floodplain areas of the property. A tree survey was conducted for Lot 1, Block A which identified six (6) protected trees. A tree survey for the Lot 2, Block A and Lot 1 Block B will be conducted at the time of site development. Removal of any tree meeting the protected tree status per the Tree Technical Manual and the Unified Development Code will require mitigation.

STAFF RECOMMENDATION:

The proposed subdivision meets state and local requirements and staff recommends approving the Preliminary Plan for Bohls Commercial Park.

ATTACHMENTS:

- Location Map
- Bohls Commercial Park Preliminary Plat (separate attachment)

LOCATION MAP:

