

STAFF REPORT

Planning and Zoning:	9/21/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8680	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP2008-02	Phone:	512-990-6300

SUBJECT: Statutorily denying a Preliminary Plan for Wash N Roll, a Replat of Lot 1, Block A, Wuthrich Hill Farms, Section One; a 4.809-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791; in Pflugerville, Texas. (PP2008-02)

LOCATION: The subject property is located generally northeast of the Dessau Rd and Oxford Dr intersection.

ZONING: The property is zoned General Business 1 (GB1) district.

ANALYSIS:

The preliminary plan proposes to resubdivide the existing lot into three total lots for future non-residential development. All lots will have frontage along Dessau Rd and a reciprocal access easement is anticipated to limit driveway access to a single location along Dessau Rd, allowing the lots to have a width less than 200 feet along the arterial street.

TRANSPORTATION:

No additional right of way is anticipated to be necessary along Dessau Rd or Oxford Dr unless a deceleration lane is determined to be needed. The site is not anticipated to generate enough trips to warrant a TIA.

UTILITIES:

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots exist

PARKS:

At this time, no residential development is proposed and therefore no public parkland dedication has been identified within the preliminary plan. If a residential land use is proposed in the future, park land dedication or fee in lieu will be required. At that time, the preliminary plan will have to be revised to reflect the changes.

The hike and bike trail reflected in the trails master plan along the east side of Dessau will be reflected on the preliminary plan and constructed as each lot is developed.

TREES:

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A significant number of trees are on-site. The majority of trees are planned for protection, however if a protected tree needs to be removed, a tree mitigation plan in accordance with Subchapter 12 of the Unified Development Code, will be required prior to disturbance.

STAFF RECOMMENDATION:

The proposed subdivision requires revision, therefore staff recommends statutory disapproval of the Wash N Roll preliminary plan.

ATTACHMENTS:

- Location Map

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LOCATION MAP:

