

STAFF REPORT

Planning and Zoning:	1/8/2018	Staff Contact:	Abigail Rose, Planner II
Agenda Item:	2017-6402	E-mail:	abbeyr@pflugervilletx.gov
Case No.	FP1710-03	Phone:	512-990-6306

SUBJECT: To receive public comment and consider an application to resubdivide Lot 2 of the Pflugerville Industrial Park into Lot 2A, a 1.9395-acre tract, and Lot 2B, a 9.9985-acre tract; to be known as Pflugerville Industrial Park Lot 2 Replat. (FP1710-03)

LOCATION:

The proposed subdivision consists of 11.940-acres of land located generally northeast of Lake Pflugerville and the Villages of Hidden Lakes community. The subject side is located along the east side of Weiss Lane just south of Kelly Lane and the existing Texaco gas station.

ZONING:

Lot 2 of the Pflugerville Industrial Park is zoned Light Industrial (LI) which is intended to include land which is used, or intended to be used, for light industrial purposes including, but not limited to research facilities, and specialized processing and assembling plants.

ANALYSIS:

The original Pflugerville Industrial Park final plat separated 25.006 acres into four (4) lots: Lot 1, a 2.509-acre tract; Lot 2, an 11.940-acre tract; Lot 3 a 4.576-acre tract; and Lot 4, a 4.878-acre tract. Currently, the Texaco gas station is located on Lot 1 which is zoned General Business 1 (GB1). Lot 3 is also zoned General Business 1 (GB1) and is currently vacant. Lot 4 is zoned Agriculture/Conservation (A) and is owned by the City of Pflugerville.

The applicant is proposing to resubdivide Lot 2 into Lot 2A, a 1.9395-acre tract, and Lot 2B, a 9.9985-acre tract. Right-of-Way dedication along Weiss Lane has already been dedicated to the City. A 60' joint access agreement between Lot 1 and Lot 2A was established with the original plat.

TRANSPORTATION:

No changes to the road network are proposed or required.

UTILITIES:

Water and wastewater service is provided by the City of Pflugerville.

PARKS:

No parkland is required to be dedicated with a non-residential land use.

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NOTIFICATION:

Notification was required to be published in the newspaper for the Replat.

STAFF RECOMMENDATION:

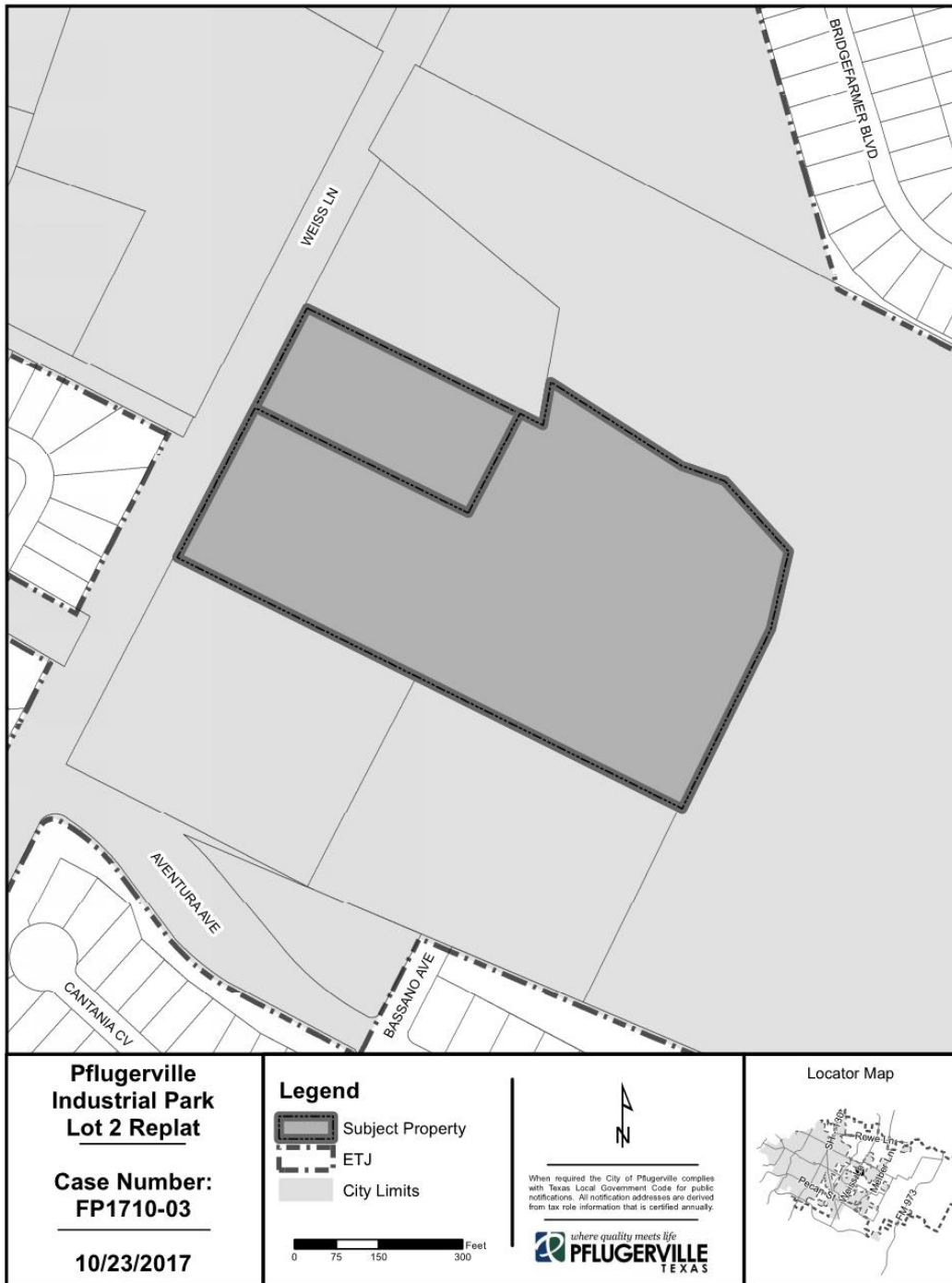
The Replat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

- Location Map
- Pflugerville Industrial Park Lot 2 Replat (proposed replat - separate attachment)
- Pflugerville Industrial Park Final Plat (original plat)

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LOCATION MAP:



**Pflugerville
 Industrial Park
 Lot 2 Replat**

**Case Number:
 FP1710-03**

10/23/2017

Legend

- Subject Property
- ETJ
- City Limits

0 75 150 300 Feet



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.



Locator Map



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Pflugerville Industrial Park Final Plat (original plat):

