

**STAFF REPORT**

<b>Planning and Zoning:</b>	07/19/2021	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>Agenda Item:</b>	2021-0739	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.</b>	FP2102-03	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Heatherwilde 45 North Lot; a 7.171-acre tract of land out of the Thomas G. Stewart Survey No. 6, Abstract No. 689, in Pflugerville, Texas. (FP2103-03)

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**LOCATION:**

The property is generally located at the southeast corner of the N. Heatherwilde Blvd and Wilke Ln intersection.

**ZONING:**

The subject property is zoned Campus Industrial (CI).

**ANALYSIS:**

The final plat proposes to establish one 7.171-acre commercial lot. This final plat is tied to the Heatherwilde 45 Lot 4 Preliminary Plan (PP2010-02) that was approved on February 2<sup>nd</sup>, 2021. A shared driveway has been established between the proposed lot and the existing Heatherwilde 45 Lots to the south. Sidewalks will be provided along both ROWs.

**TRANSPORTATION:**

Right of Way (ROW) dedication has been included along N. Heatherwilde Blvd and Wilke Lane and dedicated to TXDOT.

**UTILITIES:**

Water and Wastewater service will be provided by the City of Pflugerville.

**PARKS:**

Parkland dedication and development fees are not required for commercial projects at this time.

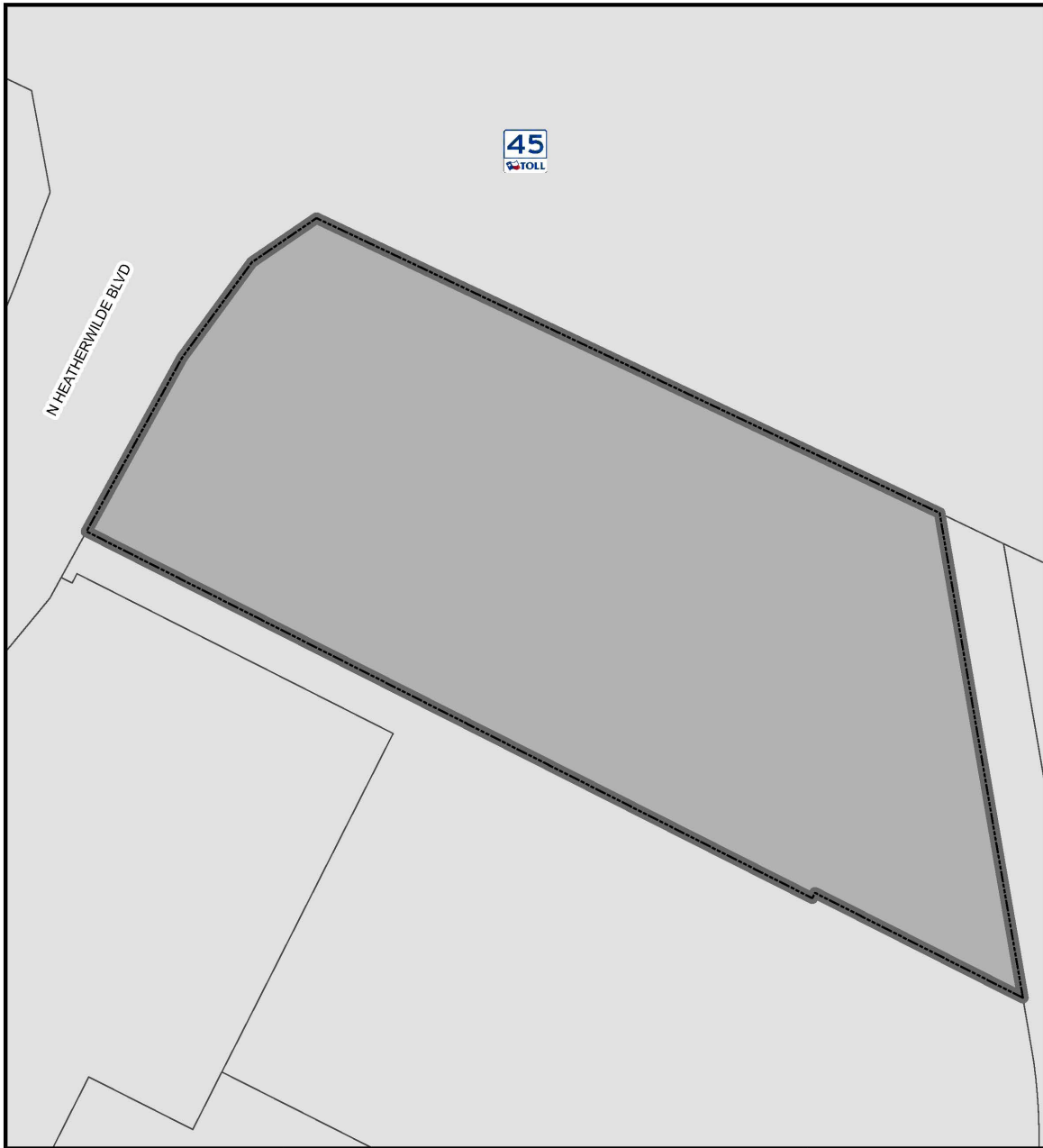
**TREES:**

Tree mitigation will be required prior to any tree being removed. If a tree will be retained, the tree protection standards will be required.

**STAFF RECOMMENDATION:**

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

**LOCATION MAP:**



**Heatherwilde 45  
- North Lot**




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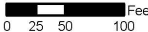
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**2/2/21**


**Legend**

-  Subject Property
-  ETJ
-  City Limits

 Feet  
0 25 50 100



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.

**PFLUGERVILLE**  
TEXAS

