

STAFF REPORT

Planning and Zoning:	3/4/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7423	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1810-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Crossley Subdivision; a 5.65-acre tract of land out of the J. Van Winkle Survey No. 70, Abstract No. 17; in Pflugerville, Texas. (FP1810-01)

LOCATION: The proposed subdivision is located northeast of the Heatherwilde Blvd and W. Pflugerville Pkwy intersection.

ZONING: The property is zoned Retail (R) district.

ANALYSIS:

The proposed final plat divides the 5.65 acre tract to create two lots. Lot 1 will consist of 1.265 acres while Lot 2 will contain the remaining 4.388 acres. An existing drainage easement with area inlets is located along the north property line of Lot 2 and is planned to remain generally unchanged. Lot 1 contains an existing subdivision sign for the neighborhood and associated plantings. An easement does not exist today for the sign or plantings on Lot 1.

TRANSPORTATION:

A TIA was provided with the preliminary plan and identified transportation improvements to the area. The developer's pro-rata will be paid with each phase of development.

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 will be required to be constructed or fiscal posted prior to recordation of the plat.

TREES:

A significant number of trees and will be protected or mitigated in accordance with Subchapter 12 of the Unified Development Code.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Crossley Subdivision Final Plat.

ATTACHMENTS:

- Location Map
- Crossley Subdivision Final Plat (separate attachment)

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LOCATION MAP:



<p>Crossley Development</p> <hr/> <p>Case Number: FP1810-01</p> <hr/> <p>10/8/18</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p>0 75 150 300 Feet</p>	<p style="text-align: center;"></p> <p><small>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.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p>
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