

STAFF REPORT

Planning and Zoning:	02/01/2021	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2020-8764	E-mail:	emilyd@pflugervilletx.gov
Case No.	PP2010-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Heatherwilde 45 Lot 4; a 7.175-acre tract of land out of the Thomas G. Stewart Survey No. 6, Abstract No. 689, Pflugerville. (PP2010-02)

LOCATION:

The property is located at the southeast corner of the Heatherwilde Blvd and SH-45 intersection, on the southside of Heatherwilde Blvd.

ZONING:

The property is zoned Campus Industrial (CI).

ANALYSIS:

The preliminary plan proposes to establish one 7.175-acre commercial lot as the fourth lot in the existing Campus Industrial Heatherwilde 45 development to the south.

TRANSPORTATION:

Right of way dedication has been included for the SH-45 frontage road. No new roads are proposed, a joint access easement will be established for the use of the existing drive to the south.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are included in the preliminary plan and easements will be required if located outside of the public right of way.

PARKS:

Parkland dedication and development fees are not required for commercial developments.

TREES:

The plan shows no protected trees within the project.

STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, therefore staff recommends approval.

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LOCATION MAP:

