

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/7/2022	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2022-1030	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	2022-16-FP	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a public hearing and approve an application for Schultz Addition Replat; a 2.421-acre tract of land out of the E. Kirkland Survey No. 7, Abstract No. 458; in Pflugerville, Texas. (2022-16-FP)

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**LOCATION:** The subject property is located generally northeast of the Schultz Lane and A.W. Grimes Blvd intersection.

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

**ANALYSIS:**

The lot was originally platted in 1997 as Springbrook Commercial Subdivision Lot 2, Block A. The plat was then amended in 2012 to accommodate the new Schultz Lane placement, creating Lot 4A, Block A. Now the applicant is proposing to replat Lot 4A, Block A into two lots. This will create Lot 1, Block A (1.186 acres) and Lot 2, Block A (1.235 acres).

**TRANSPORTATION:**

The subject property is located at the existing northeast intersection of A.W. Grimes Blvd and Schultz Lane. Schultz Lane is a 60' wide Collector roadway and A.W. Grimes is a 120' wide Arterial roadway. No changes to the road network are proposed or required.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for water and wastewater. An approved construction plan and all necessary utility extensions will be provided prior to the recordation of the replat, unless necessary fiscal has been posted.

**NOTIFICATION:**

Notification has been provided in accordance with state law and city ordinances.

**STAFF RECOMMENDATION:**

The Replat meets the minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Schultz Addition Replat (separate attachment)

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**LOCATION MAP:**

