

STAFF REPORT

Planning and Zoning:	11/7/2022	Staff Contact:	Michael Patroski, Senior Planner
Agenda Item:	2022-1029	E-mail:	michaelp@pflugervilletx.gov
Case No.	2022-7-PP	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for the Schultz Addition; a 2.421-acre tract of land out of the E. Kirkland Survey No. 7, Abstract No. 458; in Pflugerville, Texas (2022-7-PP).

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 (GB-1)

ANALYSIS:

The preliminary plan is intended to establish a replat of Lot 4A, Block A of Amending Plat of Lot 4, Block A of Resubdivision of Lot 2, Block A Springbrook Commercial Subdivision. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Unified Development Code. The preliminary plan proposes to split existing Lot 4A, Block A into two separate lots.

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. The proposed plan will not add any addition streets length or acreage.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan.

STAFF RECOMMENDATION:

The preliminary plan meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Schultz Addition Preliminary Plan (separate attachment)

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LOCATION MAP:



<p>Schultz Addition</p> <hr/> <p>Case Number: 2022-7-PP</p> <hr/> <p>8/1/22</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Parcel City Limits <p>0 150 300 Feet</p>	<p style="text-align: center;">N</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;"> PFLUGERVILLE TEXAS </p>	<p style="text-align: center;">Locator Map</p>
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