

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/3/2018	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2018-7199	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1807-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Replat of Costco Wholesale Pflugerville Addition, Lot 2, Block A; a 4.092-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231; in Pflugerville, Texas. (PP1807-01)

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**LOCATION:** The subject property is located generally southeast of the SH130 and SH45 intersection.

**ZONING:** The property is zoned Corridor Urban Level 5 (CL5) district.

**ANALYSIS:**

The Costco preliminary plan was approved in 2017 and established Lot 1 for Costco and Lot 2 for future development. The proposed preliminary plan is only for Lot 2 and proposes to divide the lot to create Lots 2A, 2B, and 2C for future commercial development. Lots 2A and 2B will have frontage along the SH 130 frontage road, while Lot 2C will have frontage along Colorado Sand Drive.

**TRANSPORTATION:**

All lots will have vehicular access through the existing shared private drives along the north and south property lines, and Lot 2C may have limited future access onto Colorado Sand Drive. Access to the frontage road is regulated by TxDOT, however no new access points are planned from Lot 2A or 2B. Based on the submitted engineering report, the original TIA provided with the Costco preliminary plan estimated more trips to Lot 2 than what is anticipated, therefore an updated TIA was not required. The original TIA identifies improvements required for the area to include dedicated turn lanes, signal timing, and a future traffic signal at Copper Mine Drive and Colorado Sand Drive. The pro-rata share for each improvement has been identified and payable at time of final plat.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

**STAFF RECOMMENDATION:**

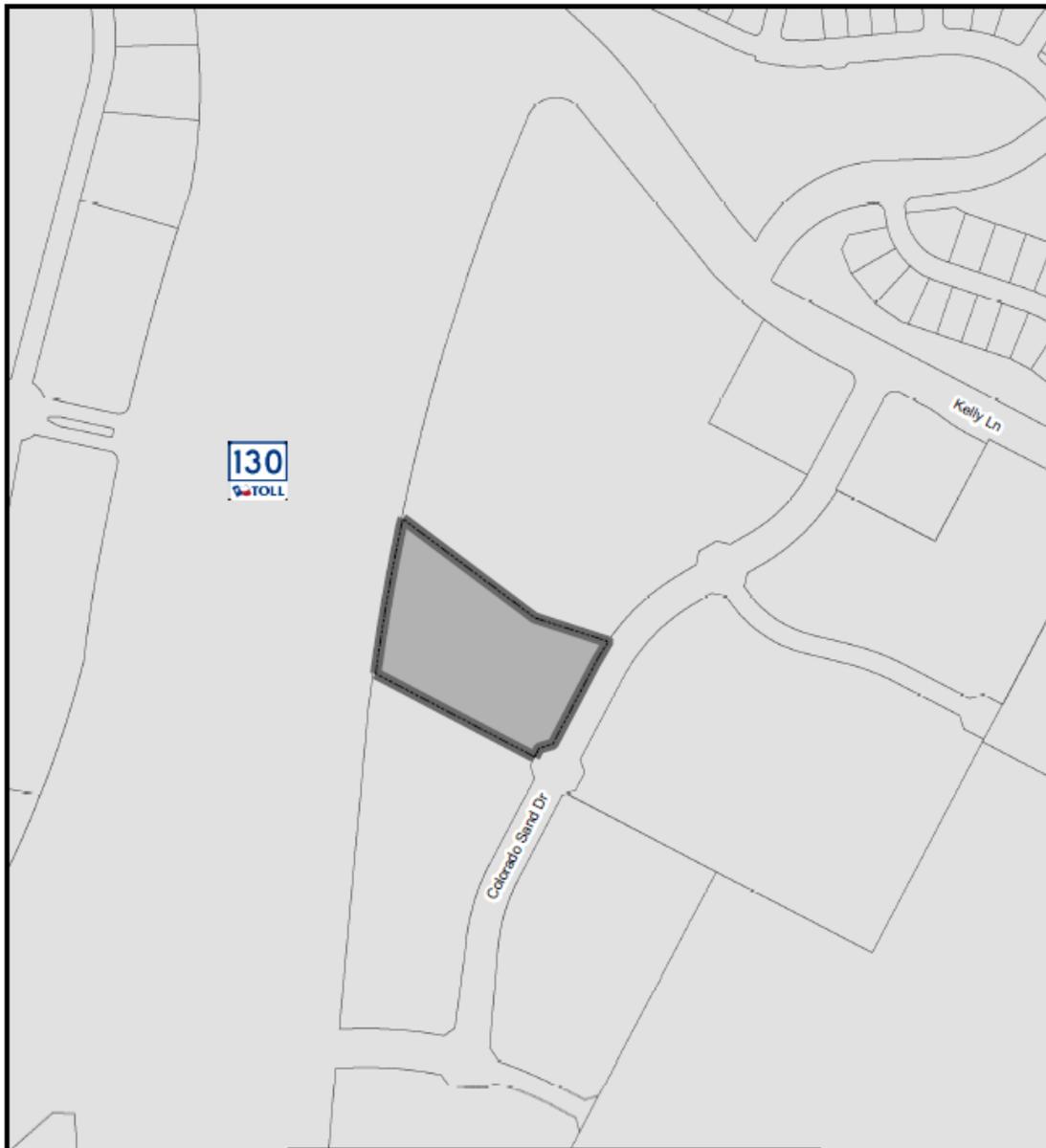
The proposed subdivision meets the minimum requirements and staff recommends approving the Preliminary Plan for Replat of Costco Wholesale Pflugerville Addition, Lot 2, Block A.

**ATTACHMENTS:**

- Location Map
- Preliminary Plan for Replat of Costco Wholesale Pflugerville Addition, Lot 2, Block A (separate attachment)

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**LOCATION MAP:**



<p><b>Costco Wholesale                  Outlet 2</b></p> <p><b>Case Number:                  PP1807-01</b></p> <p><b>7/2/18</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Preliminary Plats</li> <li> ETJ</li> <li> City Limits</li> </ul> <p>0 100 200 400 Feet</p> <p>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.</p> <p>where quality meets life  <b>PFLUGERVILLE</b>                  TEXAS</p>	<p><b>Locator Map</b></p>
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