

Planning and Zoning:	11/7/2011	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2011-0874	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1110-01	Phone:	512-990-6300

SUBJECT: Conduct a Public Hearing and Approving a Replat of Lots 4 & 5 of the F.H. Pfluger Addition No. 1 & Plat of the PISD Timmerman Tract; encompassing 11.91 acres of land located between Pecan St. and W. W. Walnut St. and N. N. N. Fourth St. and Meadow Lane in Pflugerville, Texas. (RP1110-01)

BACKGROUND/DISCUSSION

Location:

The proposed subdivision includes two existing single-family lots along the south side of W. Walnut St. and two adjacent unplatted tracts of land between W. W. Walnut St., Pecan St., N. N. N. Fourth St. and Meadow Lane. Among the unplatted tracts is the Timmerman Elementary School site.

Zoning:

All of the properties have Single-Family Suburban (SF-S) zoning.

Analysis:

The proposed Replat establishes 4 lots; 3 of which will be single-family residential lots and 1 for the Timmerman Elementary School site. The Replat is necessary due to a land swap between the Pflugerville Independent School District (PISD) and the Pfluger family, who are the owners of the land along the south side of W. Walnut St. The Replat will create a 35-ft wide access strip from the elementary school site to W. Walnut St. which will enable PISD to construct a sidewalk for additional bike/pedestrian connectivity to the school.

In addition, Lots 4 & 5 are currently irregularly shaped due to a previous land swap between the owners. Lot 4 does not currently meet the minimum lot depth required by the SF-S zoning. The Replat will enable Lots 4, 5 and an adjacent unplatted tract to be reconfigured to establish 3 residential lots and meet the minimum lot size requirements.

Transportation:

The 3 residential lots will continue to have access from W. Walnut St. The PISD lot will have access from Pecan St., Main St., and now bike/pedestrian access from W. Walnut St.

Water and Sewer:

Sufficient Pflugerville utilities are available to serve all lots included in the Replat.

Parks:

No parkland is required for the Replat.

NOTIFICATION:

A Public Hearing with notification is required when a Replat is proposed. Newspaper notification was published on October 20, 2011 and property owners within 200 feet of the property were mailed notification letters. Several general inquiries were received with no stated opposition.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and Staff recommends approval of the Replat of Lots 4 & 5 of the F.H. Pfluger Addition No. 1 & Plat of the PISD Timmerman Tract.

ATTACHMENTS:

- Location Map
- Replat of Lots 4 & 5 of the F.H. Pfluger Addition No. 1 & Plat of the PISD Timmerman Tract (separate attachment)

LOCATION MAP:

