

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/3/2018	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2018-7220	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1808-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to Replat Lot 1, Block 1 MWSC Pflugerville. (FP1808-02)

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**LOCATION:**

The property is located generally north of Gregg Lane and east of Fuchs Grove Road in the city limits.

**ZONING:**

The property is zoned Agriculture/Development Reserve.

**REQUEST:**

The City of Pflugerville acquired and annexed an approximate 73-acre tract in 2008 for purposes of constructing a future wastewater plant. In 2014, a 3.443-acre lot was established through the minor plat process for purposes of conveying land from the City of Pflugerville to Manville Water Supply Corporation. The minor plat included a 40-ft right of way dedication along the north side of Gregg Lane, resulting in a final lot area of 3.170 acres. Manville Water Supply Corporation is acquiring an additional two acres to the north of the original lot and therefore the proposed replat is to reflect the expanded boundaries as a new 5.170-acre lot.

**TRANSPORTATION:**

The original plat included a 40-ft (0.273-acre) right of way dedication along the north side of Gregg Lane. No additional dedication or transportation improvements are included or required with this replat.

**UTILITIES:**

Water is provided by Manville Water Supply Corporation and wastewater will be provided by an on-site sanitary facility until such time that the future wastewater plant is constructed.

**STAFF RECOMMENDATION:**

The final plat meets the minimum state and local requirements. Staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Replat Lot 1, Block 1 MWSC Pflugerville (separate attachment)

**FINAL REPORT**

**LOCATION MAP:**

