

FINAL REPORT

Planning and Zoning:	01/29/2014	Staff Contact:	Emily Barron, AICP Planning Director
Agenda Item:	2013-2571	E-mail:	emilyb@pflugervilletx.gov
Case No.	FP1309-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Bohls Commercial Park Lot 1, Block A; a 23 acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, in Pflugerville, Texas. (FP1311-03)

This plat was approved by the Planning and Zoning commission on January 6, 2014. Since that time changes to the easements that were shown on the plat for approval have been made. These changes coincide with information received during the site development process necessitating the changes to the plat. Because these changes began to occur relatively soon after the original plat had been approved the plat was never recorded. The plat meets all state and local requirements and Staff is recommending approval of the final plat as provided with the modified easement information.

Location:

The Bohls Commercial Park subdivision is located at the southeast corner of Town Center Drive and FM 685 intersection. Lot 1, Block A is the northern most property within the subdivision and has frontage along FM 685 as well as SH 130. This parcel will be the home to Hawaiian Falls Water Park.

Zoning:

The subdivision is zoned Corridor Urban Level 4 (CL-4) District. A special district was granted for the proposed use by City Council on November 12, 2013 to allow for a water and adventure park.

Analysis:

The proposed Final Plat consists of 1 commercial lot. The public improvements are currently under construction and fiscal security has been provided. The proposed final plat is consistent with the Preliminary Plan.

Transportation:

The proposed subdivision will have a single driveway at the intersection of FM 685 and Town Center Drive as well as a single driveway to SH130. A TIA was conducted for this tract and improvements have been identified. Fiscal or construction of the proposed improvements will be required prior to recordation of the plat.

Water and Sewer:

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Bohls Commercial Park will be served water and wastewater by the City of Pflugerville. Extension of these utilities is required to service this tract.

Parks:

No parkland is required with this final plat.

STAFF RECOMMENDATION:

The plat meets minimum state and local requirements and staff recommends approval of the Bohls Commercial Park Lot 1, Block A Final Plat with the condition that the plat recordation be dependent upon acceptance of fiscal or construction of associated subdivision improvements (i.e. water and wastewater improvements, associated roadway improvements).

ATTACHMENTS:

- Location Map
- Bohls Commercial Park, Lot 1 Block A (separate attachment)

LOCATION MAP:



<p>Bohls Commercial Park Lot 1</p> <hr/> <p>Case Number: FP1311-07</p> <hr/> <p>11/18/2013</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property City Limits ETJ <p style="text-align: center;">0 250 500 1,000 <small>feet</small></p>	<p style="text-align: center;">N</p> <p style="text-align: center;">↑</p> <hr/> <p style="font-size: 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.</p> <p style="text-align: center;"> PFLUGERVILLE <small>TEXAS</small></p>	<p style="text-align: center;">Locator Map</p>
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