

STAFF REPORT

Planning and Zoning:	5/4/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-3884	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1502-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for the Replat of Lot 2 Amended Plat of Lots 1,2,3 and 6, Block A, Pfluger Crossing South, Phase 1, a 9.134-acre tract of land out of the Thomas Stuart Survey No. 6, Abstract No. 669 and the John Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1502-02)

Location:

The proposed preliminary plan is for land located lot located generally southwest of the Pflugerville Parkway and FM 685 intersection within the commonly known Pfluger Crossing South shopping center.

Zoning:

The subject property is within the city limits and is zoned General Business 1 (GB1).

Analysis:

The Pfluger Crossing South Phase 1 final plat was approved in 2007 and established Lots 1-9. In 2012, an amendment to Lots 1, 2, 3 and 6 was approved to allow for a minor reconfiguration of lot dimensions and lot renumbering to accommodate for new development within the subdivision.

In 2014, a Replat was approved to divide Lot 1A into Lots 1 and 2 to allow for new development on Lot 1. Lot 2 retained 15.50 feet along FM 685 and approximately 438 feet along E. Pflugerville Pkwy.

The proposed request is to further subdivide Lot 2 to establish Lots 2B and 2C. As proposed, Lot 2 will remain as the “reserve” tract and consists of 6 acres with approximately 416 feet of frontage along E. Pflugerville Pkwy. Lot 2B is a 0.8-acre pad site lot, designed with approximately 188 feet of frontage along E. Pflugerville Pkwy, and approximately 210 feet of depth along the east property line, adjacent to one of the main drive aisles. Lot 2C will maintain the unique configuration established with the recent replat and contains 210 feet of the main drive aisle located off of E. Pflugerville Pkwy and the majority of the internal east/west drive aisle that connects to FM 685. Lot 2C will have approximately 82 feet of frontage along E. Pflugerville Pkwy (width of drive aisle) and 15.5 feet along FM 685 (half of the drive aisle). Two internal pad sites will be established with Lot 2C near the Sparetime Entertainment Center and Starbucks.

Transportation:

The proposed subdivision will continue to have vehicular access from E. Pflugerville Pkwy and FM 685 and the internal driveways connecting the lots to the public roads exist today. As referenced on the preliminary, existing reciprocal access easement exists within the subdivision to allow the public to freely travel within the subdivision to the adjoining lot lines. A transportation impact analysis was

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provided with the original subdivision and included assumptions for the subdivision to be developed into a retail commercial development. An update to the TIA was provided following the last replat, which identified no additional improvements or right of way is needed to develop the center as planned.

Utilities:

Water and wastewater will continue to be provided by the City of Pflugerville. A waterline extension is proposed to serve Lot 2C, and a wastewater extension is proposed to serve Lots 2 and 2B.

STAFF RECOMMENDATION:

The proposed preliminary plan was submitted prior to the Unified Development Code changes being approved and therefore the minimum lot width provisions established for lots fronting onto an arterial street do not apply at this time. The proposed preliminary plan meets the minimum state and local requirements and Staff recommends approval of the Preliminary Plan for the Replat of Lot 2 Amended Plat of Lots 1,2,3 and 6, Block A, Pfluger Crossing South, Phase 1.

ATTACHMENTS:

- Location Map
- Preliminary Plan for the Replat of Lot 2 Amended Plat of Lots 1,2,3 and 6, Block A, Pfluger Crossing South, Phase 1 (separate attachment)

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LOCATION MAP:

