

Planning and Zoning: 12/4/2017
Agenda Item: 2017-6287
Case No. FP1708-02

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SUBJECT: Approving a Final Plat for Costco Wholesale; a 22.27-acre tract of land out of the John Davis Survey No. 231, Abstract No. 13; in Pflugerville, Texas. (FP1708-02)

BACKGROUND/DISCUSSION

Location: The subject property is located southeast of the SH130 and SH45 intersection. The site borders Kelly Lane to the south and Colorado Sand Drive to the west.

Request:

The subdivision of Costco Wholesale Final Plat will provide two (2) lots at the northeastern corner of SH130 and Kelly Lane intersection; Lot 1A and 2A.

Zoning: The subject property is zoned Urban Level 5 (CL5).

Transportation:

Kelly Lane is classified as an Existing Special Arterial level street with a dedicated 100 Right-of-Way. Colorado Sand Drive is classified as an Existing Collector level street with a dedicated 90 Right-of-Way. Northbound SH130 Service Road is an Existing Arterial with a variable width Right-of-Way. The plat's configuration provides access to and from the site from the east by Colorado Sand Drive. Pedestrian accessibility is provided to the site by the following pedestrian connections: an existing 8-ft sidewalk along Kelly Lane, an extension of the existing 6-ft wide sidewalk along Colorado Sand Drive, and 8-ft wide sidewalk along FM 685.



Water & Wastewater Service:

The subject property is located within the City's CCN (Certificate of Convenience and Necessity) for water and wastewater utility service. Public improvements required to serve this section of the development have not been constructed to date, and will be required to be accepted or fiscal surety posted before the issuance of the Site Development Permit.

Parkland:

No parkland is required to be dedicated with this commercial subdivision.

STAFF RECOMMENDATION:

Approval of the final plat is recommend with the condition that approval is granted by TXDOT prior to recordation of the final plat. Should TXDOT require any further changes to any easements or other plat related items reconsideration by the Planning and Zoning Commission will be required. The final plat meets the minimum state and local requirements and is in conformance with the approved Preliminary Plan; therefore, Staff recommends approval of the Costco Wholesale Final Plat.

ATTACHMENTS:

- Location Map

Location Map

