

Pflugerville
Planning and Zoning
Commission

AGENDA REPORT

Planning and Zoning:	3/27/2012	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2012-1130	E-mail:	jeremyf@pflugervilletx.gov
Case No.	RP1203-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Lot 4B, Block A Amending Plat of Lot 4, Block A of Resubdivision of Lot 2, Block A Springbrook Commercial Subdivision to create 2 lots on 3.276 acres located at the southeast corner of the Schultz Ln. and A.W. Grimes Blvd. intersection; to be locally known as the Springbrook Commercial Replat. (RP1203-01)

BACKGROUND/DISCUSSION

Location:

The proposed Replat is for the area located at the southeast corner of the Schultz Ln and A.W. Grimes Blvd. intersection.

Zoning:

The lot is zoned General Business 1 (GB1).

Analysis:

In 2009, the City entered into a land exchange with Pflugerville Loop LTD to realign Schultz Ln from its previous intersection with Pflugerville Pkwy to its current intersection with A.W. Grimes Blvd. The realignment was part of the West Pflugerville Pkwy CIP project and was a TxDOT requirement. With the new alignment, Schultz Ln divided the original platted lot into two pieces and left the previous Schultz Ln right of way as a separate tract of land. In order to address the new configuration and in order to address this Replat application to further subdivide the land, an Amending Plat was prepared to reflect the new alignment of Schultz Ln and adjustment to the lot configuration. The Amending Plat established Lot 4A and 4B and was approved administratively this month.

The proposed Replat is to further divide Lot 4B, the southern lot established with the Amending Plat, into two lots in order to create a 1.135 acre commercial lot at the intersection of Schultz Lane and A.W. Grimes Blvd. The proposed lot is identified on the Replat as Lot 4C, Block A. The remainder of the lot will remain as Lot 4B, Block A and will consist of 3.276 acres of land.

Transportation: A Transportation Impact Analysis (TIA) was prepared for the Replat. Based on the findings, access to both Lots 4B and 4C will be limited to one shared access point off of Schultz Ln as identified on the plat. Additional access to Lot 4C from W. Pflugerville Pkwy will be provided through a shared access easement. No access is proposed from A.W. Grimes Blvd.

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Water and Sewer: Water and wastewater utility service will be provided by the City of Pflugerville. Construction plans for extending necessary lines to all lots are expected to be approved and fiscal security posted prior to the April 2, 2012 Planning and Zoning Commission meeting in order to move forward with the Replat. This infrastructure will be constructed in conjunction with the development of Lot 4C by the developer.

NOTIFICATION:

A public hearing is required when land is proposed to be replatted. Newspaper notification was published on March 15, 2012 and signs were posted on the property on March 13, 2012.

STAFF RECOMMENDATION:

Staff recommends approval of the Replat if the construction plans are approved and fiscal security provided prior to the April 2, 2012 Planning and Zoning Commission meeting.

ATTACHMENTS:

- Location Map
- Replat Lot 4B, Block A Amending Plat of Lot 4, Block A of Resubdivision of Lot 2, Block A Springbrook Commercial Subdivision (separate attachment)

LOCATION MAP:

