

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/6/2021	<b>Staff Contact:</b>	Kristin Gummelt, Planner I
<b>Agenda Item:</b>	2021-1244	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	FP2109-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a public hearing and approve an application to Replat Block A, Lot 1 Cornerstone at Kelly Lane Phase 2, consisting of 7.1955 acres out of the John Davis Survey No. 13, Abstract No. 231 in Travis County, TX. (FP2109-01).

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**LOCATION:**

The proposed subdivision consists of 7.1955-acres of land located generally south of Kelly Lane and east of Colorado Sands Drive, within the Cornerstone at Kelly Lane development.

**ZONING:**

The subdivision is zoned Urban Center (Level 5: CL-5), which allows for a mix of residential and commercial land uses.

**ANALYSIS:**

The lot was originally platted in 2017 as a commercial lot within the Cornerstone at Kelly Lane Phase 2 subdivision. The proposed replat is to divide Lot 1 of Block A into four separate lots. Lot 1 is currently developed with retail uses. Lots 2, 3 and 4 are being established for future development.

**TRANSPORTATION:**

No changes to the road network are proposed or required.

**UTILITIES:**

The property is within the City of Pflugerville CCN and no extensions are required to serve the proposed lots.

**NOTIFICATION:**

Notification has been provided in accordance with state law and city ordinances.

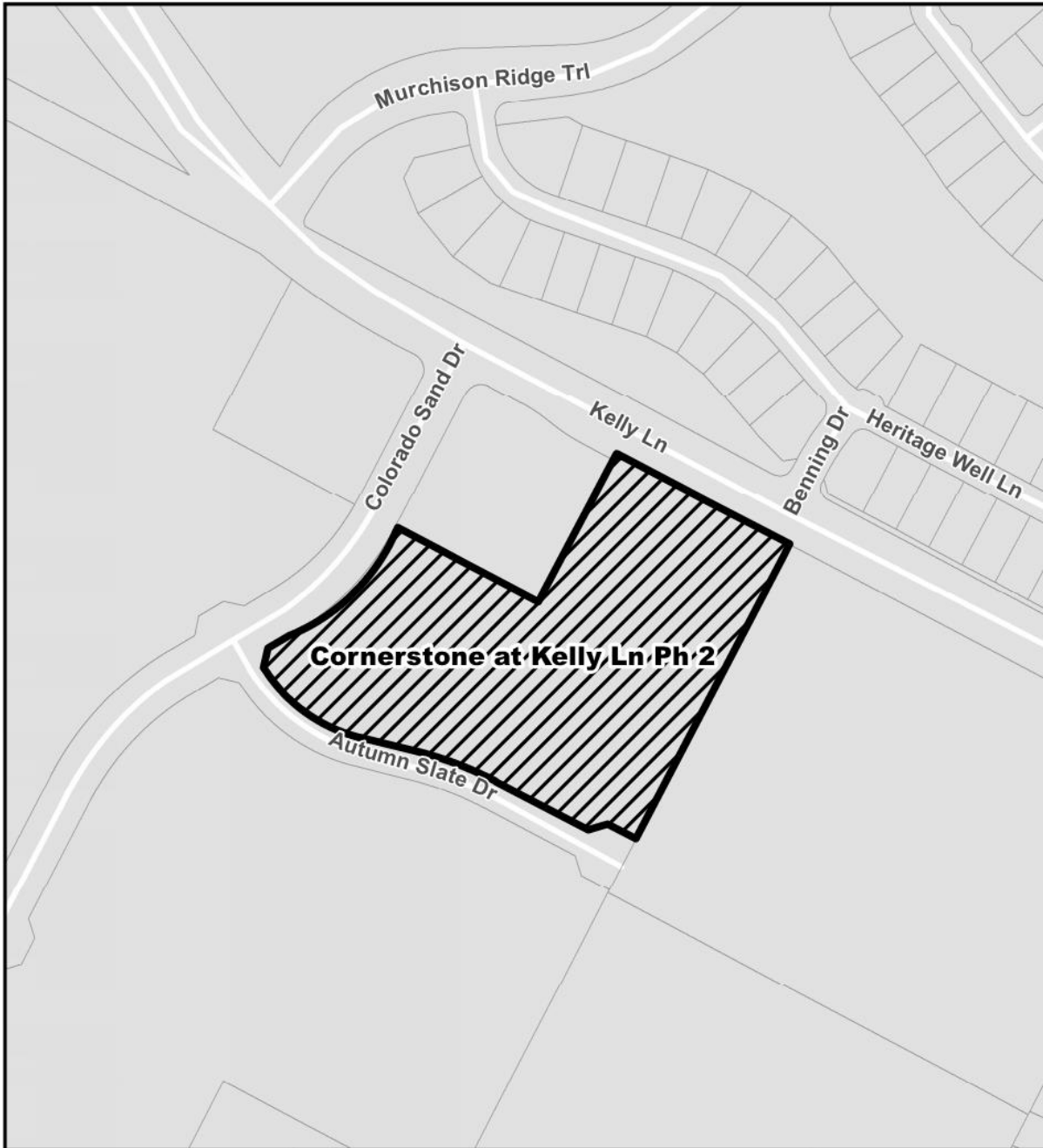
**STAFF RECOMMENDATION:**

The Replat meets the minimum state and local requirements, and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Proposed Cornerstone at Kelly Lane Ph. 2 Replat

LOCATION MAP



Cornerstone at  
Kelly Ln Ph 2 Lot 1  
Block A Replat

Case Number:  
FP2109-01

9/13/2021

Legend

-  Subject Property
-  ETJ
-  City Limits



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.



Locator Map

