

STAFF REPORT

Planning and Zoning:	12/4/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Dir.
Agenda Item:	2017-6360	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1707-04	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Lot 58, Block B of the Cambridge Heights Commercial subdivision, in order to create three lots. (FP1707-04)

LOCATION:

The proposed subdivision consists of 8.673 acres of land located generally northwest of the AW Grimes Blvd and W. Pflugerville Pkwy intersection.

ZONING:

The lot is currently zoned Retail (R) district.

ANALYSIS:

Lot 58 is a large corner lot, platted as part of the Cambridge Heights neighborhood and intended for commercial land use. The proposed replat will divide the property into three lots for purposes of selling and further developing the land.

Current improvements on the property include a car wash located at the southeast corner of the lot (proposed Lot 1), a detention pond at the southwest corner of the lot (proposed Lot 3), and an existing drainage channel that traverses along the north and west property lines (proposed Lot 3). Access to all three lots is provided by A.W. Grimes Blvd along the east, and to the south by W. Pflugerville Pkwy.

TRANSPORTATION:

A five foot right of way dedication has been provided along the extent of A.W. Grimes Blvd, and an additional 1,212 sq. ft. dedication in the southwest corner of the property have been provided with this plat in accordance with the ultimate cross section of the two arterial streets per the Master Transportation Plan.

UTILITIES:

Water and wastewater service is provided by Windermere Utility (Southwest Water Corporation). According to Windermere, a public water line and wastewater line extension will be required to serve the proposed lots. Coordination between the applicant and Windermere is underway for the utility line extensions and the replat will not be recorded until the utility extensions have been constructed and accepted by Windermere, or financial security for the improvements is provided.

NOTIFICATION:

Notification was published in the newspaper and signs were posted on the property for the Replat.

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STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Wash N Roll Replat (separate attachment)

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LOCATION MAP:

