

STAFF REPORT

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| Planning and Zoning: | 12/6/2021 | Staff Contact: | Kristin Gummelt, Planner I |
| Agenda Item: | 2021-1275 | E-mail: | kristing@pflugervilletx.gov |
| Case No. | FP2106-02 | Phone: | 512-990-6300 |

SUBJECT: Conduct a public hearing and approve an application to Replat Ballantyne Retail Lot 1, Block A consisting of 8.496 acres out of the L.C. Cunningham Survey Abstract No. 163 in Pflugerville, TX. (FP2106-02).

LOCATION:

The proposed subdivision consists of 8.496-acres of land located generally north of E. Wells Branch Parkway and west of S. Heatherwilde Blvd.

ZONING:

The subdivision is zoned General Business 1 (GB1), which allows for a mix of commercial uses.

ANALYSIS:

The lot was originally platted in 2017 as a commercial lot. The proposed replat is to divide Lot 1 of Block A into four separate lots for future development. Lot 4 is a drainage lot with the development's regional detention pond. Lots 1,2, and 3 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 Wastewater CCN and an extension of public wastewater lines is required to serve the newly created lots. An approved construction plan and all necessary utility extensions will be provided prior to the recordation of the replat, unless necessary fiscal has been posted.

NOTIFICATION:

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

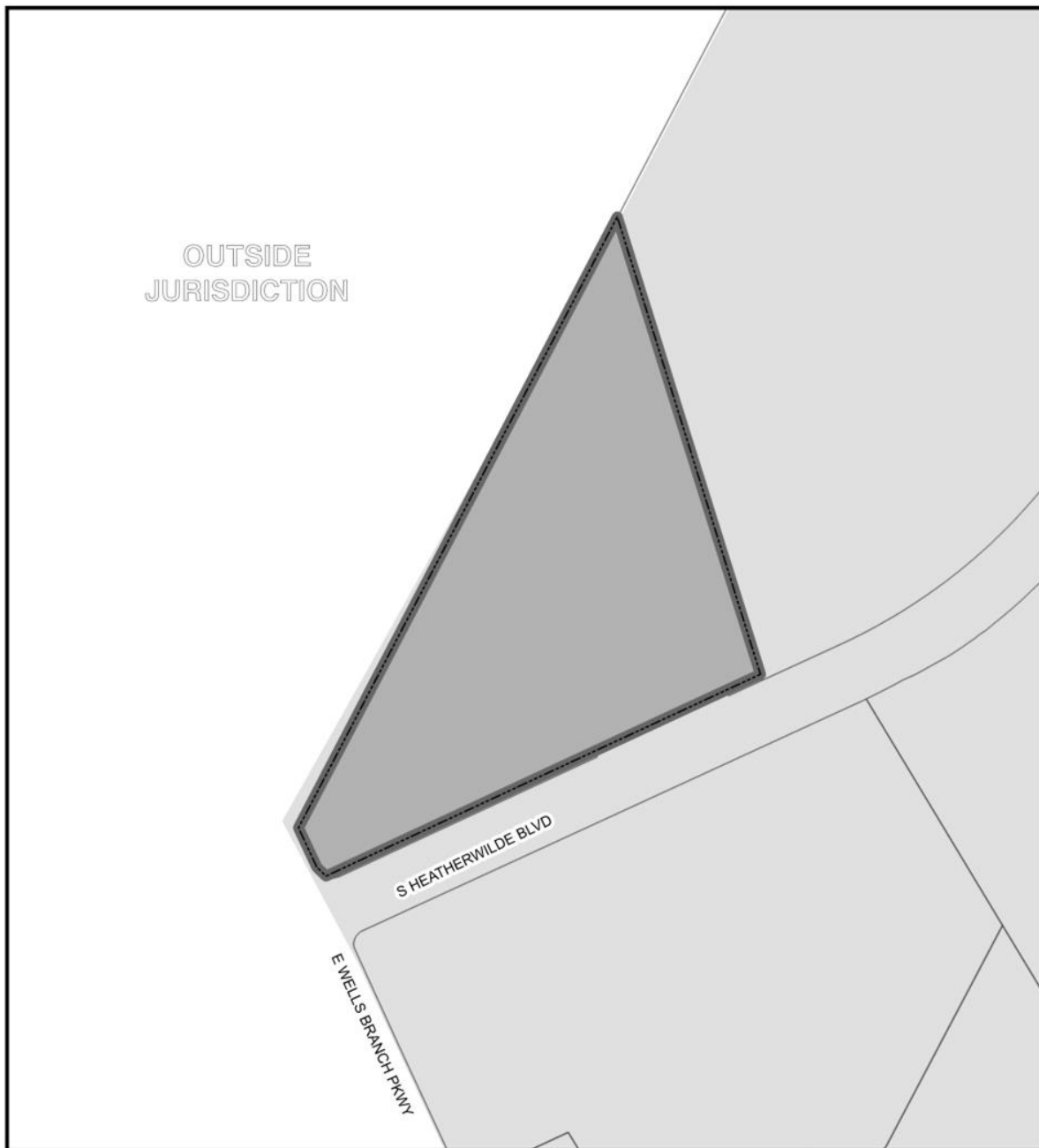
STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Proposed Ballantyne Retail Lot 1, Block A Replat

LOCATION MAP





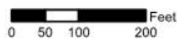
**Ballantyne Retail
Replat of Lot 1 Blk A**

**Case Number:
FP2106-02**

6/7/21

Legend

-  Subject Property
-  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

