

STAFF REPORT

Planning and Zoning:	6/1/2015	Staff Contact:	Erin Sellers, Planner II
Agenda Item:	2015-3941	E-mail:	erins@pflugervilletx.gov
Case No.	FP1412-05	Phone:	512-990-6300

SUBJECT: Approving a Replat of the H.E.B./Pflugerville Subdivision No. 2; a 22.474-acre tract of land out of the Seffrin Eiselin Survey No. 1, in Pflugerville, Travis County Texas. (FP1412-05)

LOCATION:

The proposed subdivision is generally located at the intersection of F.M. 685 and E. Pecan Street.

ZONING:

The subject property is zoned General Business-1 (GB1) allowing for a multitude of commercial, retail, and service uses.

SITE ANALYSIS:

The final plat proposes 3 commercial lots, two of which remain as undeveloped outparcels of the overall H.E.B. Grocery and retail development. Tree preservation and tree removal mitigation will be evaluated at the time of site development.

TRANSPORTATION:

Both Lot 2 and Lot 3 have public frontage on East Pecan Street, while Lot 1 has frontage on F.M. 685, East Pecan Street, and Old Austin-Hutto Road. A Transportation Impact Analysis (TIA) may be required at the time of site development if the proposed development is expected to generate 2,000 or greater vehicle trips on the peak day, according to the latest edition of the Institute of Transportation Engineer's Trip Generation.

UTILITIES:

This area is within the City of Pflugerville water and wastewater Certificate of Convenience and Necessity (CCN). All necessary utility extensions will be provided prior to the recordation of the replat, unless the necessary fiscal has been posted.

PARKS:

Parkland is not required for commercial development.

NOTIFICATION:

Notification was provided for the proposed Replat in accordance with the Texas Local Government Code.

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STAFF RECOMMENDATION:

The proposed subdivision meets all state and local requirements for a Final Plat; therefore Staff recommends approval of the Replat of H.E.B./Pflugerville Subdivision No. 2.

ATTACHMENTS:

- Location Map
- Replat of H.E.B./Pflugerville Subdivision No. 2 (separate attachment)

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LOCATION MAP:

