

STAFF REPORT

Planning and Zoning:	2/4/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7352	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1812-02	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Lot 5A, Block A Gattis Crossing. (FP1812-02)

LOCATION:

The subdivision consists of 2.055-acres of land located southeast of the N. SH 130 Service Road and CR 138 intersection.

ZONING:

The property is currently zoned General Business 1 (GB1)

ANALYSIS:

The property was platted in 2008 to establish a commercial subdivision with five lots located along CR 138 and SH 130 Service Road, and two larger lots internal to the subdivision. Over time amended plats have been created to adjust the property lines to accommodate for the commercial development. The proposed request is to divide Lot 5A into two lots for purposes of selling one of the proposed lots for future commercial development.

TRANSPORTATION:

A variance was granted in 2007 to allow a waiver to the minimum lot frontage requirement as the property is to be constructed as a commercial shopping center. An existing joint access easement provides all lots within the subdivision access from established driveways and no access from the lots is proposed to the SH 130 Service Road.

UTILITIES:

Water is provided by Manville while wastewater is provided by the City of Pflugerville. No line extensions are required to serve the proposed subdivision.

NOTIFICATION:

Notification was provided as required for a Replat.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Windermere Centre II Replat (separate attachment)

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LOCATION MAP:

