

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/2/2015	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2015-4377	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1508-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Cash Construction, a 3.218-acres of land out of the Thomas G. S. Survey No. 6, Abstract No. 689 in Pflugerville, Texas.

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**LOCATION:**

The Final Plat is for a tract southeast of the Kinston Lacy Blvd. and Heatherwilde Blvd. intersection.

**ZONING:**

The property is zoned General Business 1 (GB1).

**REQUEST:**

The proposed plat will divide a tract of land into 2 lots for future non-residential development. Lot 2 is planned for a new office building associated with Cash Construction, and no development plans are planned for Lot 1 at this time. An existing landscape easement crosses the northern extent of both lots and contains the existing trees and landscape improvements currently on-site.

**TRANSPORTATION:**

Access to the final plat area will be from Heatherwilde Blvd and Kingston Lacy Blvd. Any driveway proposed off of either street will require City of Pflugerville approval through the site development process.

**UTILITIES:**

Under current conditions, water is provided to Lot 1 via an existing Manville water line in Heatherwilde Blvd. For any new development, an extension of the City of Pflugerville water line will be required for both lots. Wastewater is not currently provided to either lot and the closest line is located southeast of the property. An off-site easement will be required for the extension of the wastewater line from the south, and a wastewater easement is proposed along the south and east sides of Lot 2 to provide future extensions to both lots. The extension of utilities or posting of fiscal will be required before this plat will be recorded.

**STAFF RECOMMENDATION:**

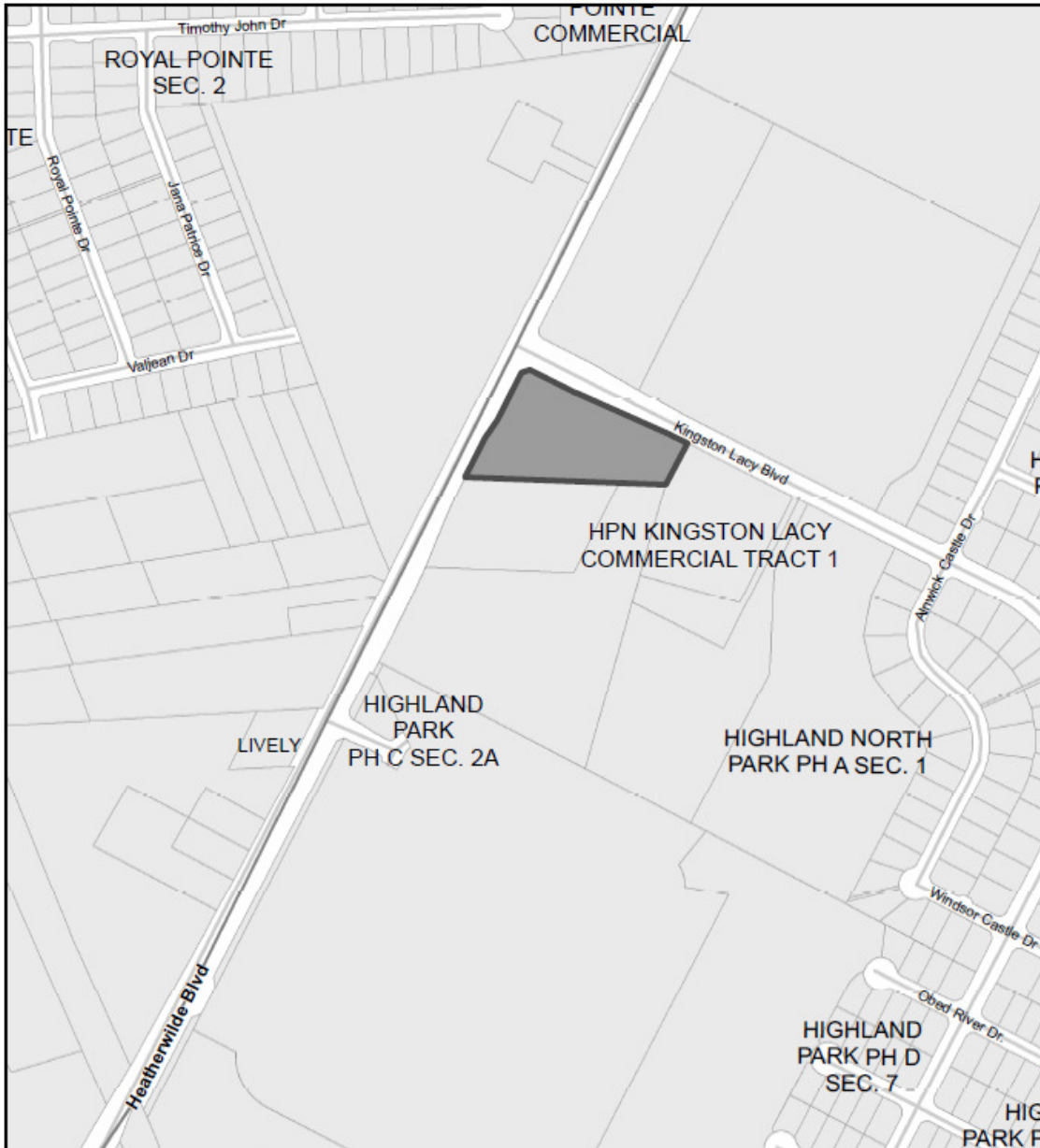
The final plat meets the minimum requirements and staff recommends approval.





**ATTACHMENTS:**

- Location Map
- Cash Construction Final Plat (separate attachment)

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**LOCATION MAP:**



<p><b>Cash Construction</b></p> <p><b>Case Number:</b> FP1508-02</p> <p><b>8/3/2014</b></p>	<p><b>Legend</b></p> <p> Subject Property</p> <p> ETJ</p> <p>0 312.5 625 Feet</p>	<p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax roll information that is certified annually.</small></p> <p>where quality meets life  <b>PFLUGERVILLE</b>          TEXAS</p>	<p>Locator Map</p> 
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