

STAFF REPORT

Planning and Zoning:	5/1/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2017-5805	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1612-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Cornerstone at Kelly Lane, Phase 2, a 7.195-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas.

LOCATION:

The property is located generally southeast of the Colorado Sand Drive and Kelly Lane intersection.

ZONING:

The subject property is within the city limits and is zoned Corridor Urban Center Level 5 district (CL5).

REQUEST:

The final plat consists of one (1) non-residential lot that is east of the CVS property, and generally surrounded by existing public streets and the Murchison Elementary School property. Kelly Lane is located along the north property line, Colorado Sand Drive is along the west property line, and along the south property line is Autumn Slate Drive. Colorado Sand Drive and Autumn Slate Drive were platted in 2013 as the Cornerstone at Kelly Lane Colorado Sand Drive Right of Way Dedication Final Plat. The PfISD school road commonly known as Benning Drive was established through a separate agreement and crosses the subject property in a general north to south direction, along the east property line.

An existing temporary detention pond for the public right of way and surrounding tracts is located in the north portion of the subject property. The pond is not located in an easement and is anticipated to be modified through development of the lot. Once the final pond is established, a separate drainage easement will be created.

TRANSPORTATION:

Right of way for the adjacent roadways has been previously dedicated or acquired through separate plats and deeds, therefore no right of way was required to be dedicated with this final plat. There is no prohibition to access of any of the adjacent roads, provided the minimum driveway spacing is met.

UTILITIES:

Water and wastewater will be provided by the City of Pflugerville, and utilities are already to the tract. No public extensions are required.

STAFF REPORT

PARKS:

No parkland is required to be dedicated with a non-residential land use. Should a residential land use be proposed in the future, parkland dedication in accordance with the ordinance at that time will be required.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Cornerstone at Kelly Lane Phase 2 Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:

