

STAFF REPORT

Planning and Zoning:	7/17/2017	Staff Contact:	Abigail Rose, Planner II
Agenda Item:	2017-6002	E-mail:	abbeyr@pflugervilletx.gov
Case No.	FP1702-01	Phone:	512-990-6306

SUBJECT: Approving a Final Plat for the Milestone Pecan Street Subdivision Replat of Lot 1; a 2.2017-acre tract of land out of Milestone Pecan Street Subdivision in Travis County, TX.

LOCATION:

The property is located northeast of the North Heatherwilde Boulevard and West Pecan Street/FM 1825 intersection, generally north and east of the CVS Pharmacy.

ZONING:

The subject property is within the city limits and is zoned General Business 2 (GB2) district.

REQUEST:

The resubdivision of Milestone Pecan Street Lot 1 Final Plat will provide two (2) lots at the northwestern corner of North Heatherwilde Boulevard and West Pecan Street/FM 1825 intersection; Lot 1A and 2A. Currently, both lots are adequately served by existing streets, sidewalks, joint access agreements, and utility and drainage improvements.

ACCESS:

Access to the proposed subdivision from the south, off of West Pecan Street/FM 1825 will be limited to the existing reciprocal access easements associated with the CVS Pharmacy drive located south of the lot. Access to the proposed subdivision from the west will be provided by an existing access easement associated with the CVS Pharmacy driveway south of the lot. The median break in the Heatherwilde Blvd landscaped median is located in this location and will likely become a prominent entrance into the proposed development from the west. An additional access easement is located at the northwest corner of the subdivision and extends eastward along the north side of the north property line, although this will be determined feasible at the time of site development by the Development Engineering Director.

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. Although, Lot 2A does not meet the minimum driveway spacing, the frontage lot width is acceptable due to the existing Joint Access Easements on site. According to the Unified Development Code, all lots shall front onto a public right-of-way and have a point of access to a public street. Lots along an arterial and major collector street shall have a minimum width of 200 feet at the front lot line and all other points. In order to maintain minimum driveway spacing along an arterial, the minimum 200-ft lot width may not be

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sufficient for an individual driveway at which point, a shared access easement shall be provided along one lot line to accommodate for shared access to a public street with an adjacent lot.

UTILITIES:

Water and wastewater will be provided by the Windermere Utility, and utilities are already to both lots. No public extensions are required for the replat.

PARKS:

No parkland is required to be dedicated with a non-residential land use.

VARIANCE: SECTION 156.415:

In February, 2008, a Subdivision Variance to Section 156.415 was approved by the Planning and Zoning Commission and City Council to allow for a lot with a street frontage of less than 200 feet along an arterial street (Case No. VPT-08-0003).

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Milestone Pecan Street – Replat of Lot 1 Final Plat (separate attachment)

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LOCATION MAP:

