

STAFF REPORT

Planning and Zoning:	11/6/2017	Staff Contact:	Ian Beck, Planner 1
Agenda Item:	2017-6283	E-mail:	ianb@pflugervilletx.gov
Case No.	FP1708-04	Phone:	512-990-6303

SUBJECT: To receive public comment and consider an application to Replat Lot 1, of the Cross Pflugerville subdivision, in order to create two lots. (FP1708-04)

LOCATION:

The proposed subdivision consists of 4.926-acres of land located generally west of FM 685 and south of East Pfennig Ln.

ZONING:

The lot is currently zoned General Business 1 (GB1) fronting FM 685 and zoned General Business 2 (GB2) in the rear sector of the lot along Justice Center Dr. Both zoning districts provides a range of retail and office uses as well as location for service and commercial related establishments such as: wholesale products, contractor shops, mini storage and major automotive repair.

ANALYSIS:

Lot 1 contains three existing businesses fronting FM 685 is Enterprise Rent-A-Car, directly behind Enterprise, is Caliber Collision and ColourTec Body & Paint shop. The original tract of land was platted in 2014 as a part of the Henry Blessing Survey No.3.

TRANSPORTATION:

No changes to the road network are proposed or required.

UTILITIES:

Water and wastewater service is provided by the City of Pflugerville. No utility extensions are required.

NOTIFICATION:

Notification was published in the newspaper and signs were posted on the property for the Replat.

STAFF RECOMMENDATION:

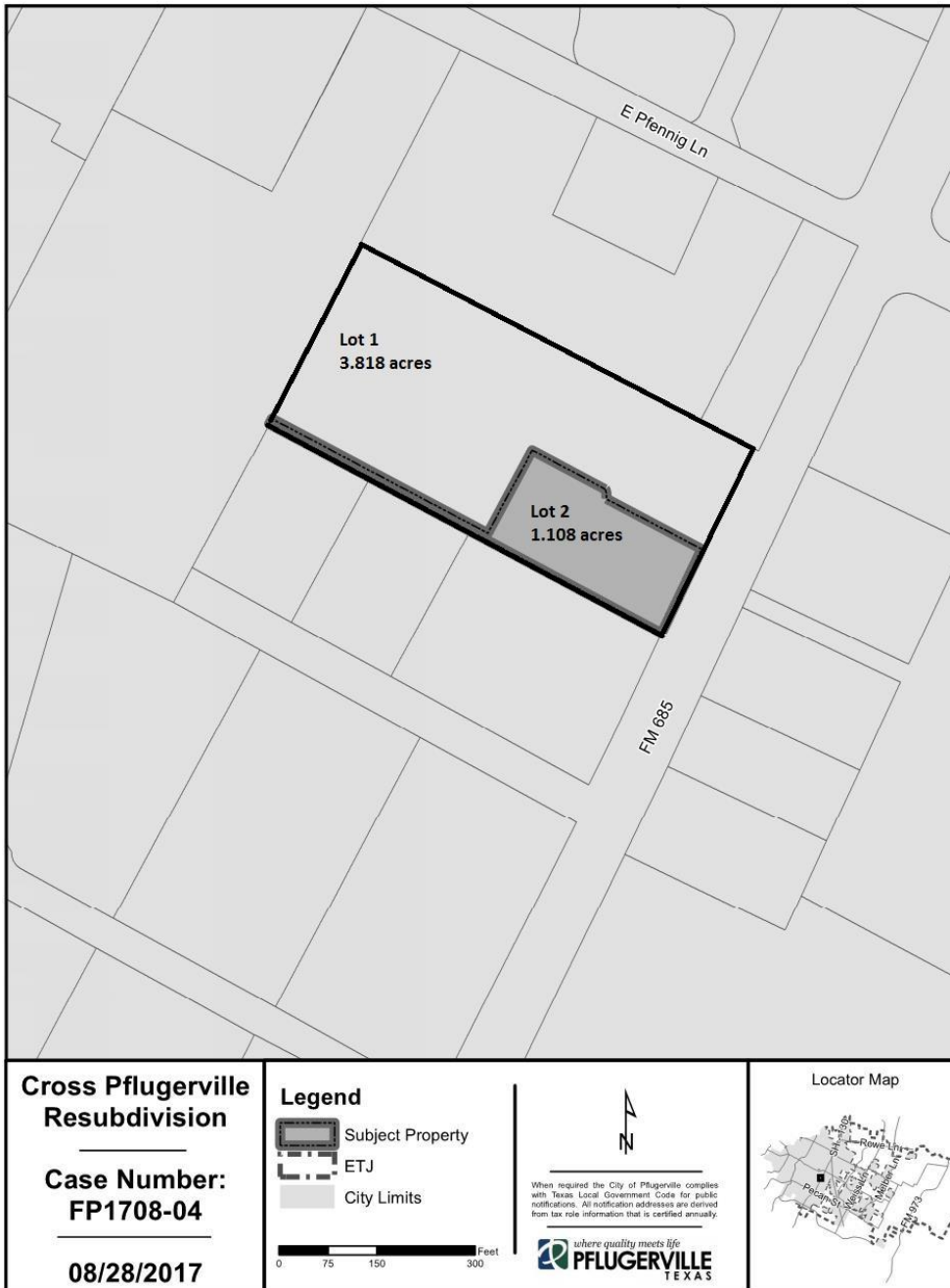
The Replat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

- Location Map
- Site Images
- Final Plat Re-subdivision of Cross Pflugerville Replat No. 2 (separate attachment)

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LOCATION MAP:



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Site Images



- Caliber Collision and Enterprise Rent A Car are shown, site includes 3 total businesses, ColourTec Body&Paint is located directly behind Caliber Collision.



- 41,172 Square Feet of land zoned as General Business one (GB1) district located within Cross Pflugerville lot 1.