

STAFF REPORT

Planning and Zoning:	1/8/2017	Staff Contact:	Ian Beck, Planner 1
Agenda Item:	2017-6283	E-mail:	ianb@pflugervilletx.gov
Case No.	FP1710-02	Phone:	512-990-6303

SUBJECT: To receive public comment and consider an application to Replat Lot 3 Block A, of the Springbrook II Business Park subdivision, in order to create two lots. (FP1710-02)

LOCATION:

The proposed subdivision consists of 1.26-acres of land located generally east of the Picadilly Drive and Central Commerce Drive intersection.

ZONING:

The lot is currently zoned General Business 2 (GB2)

ANALYSIS:

Lot 3 Block A contains two existing buildings fronting Picadilly Drive, one is a business known as Infinity Conversions and the second business is known as Bridgefarmers Custom Trophy and Screen Printing. The owner of the property has created a shared driveway easement agreement between lots 3A and 3B of the replat. The original tract of land was platted in 2005 as a part of the Springbrook II Business Park subdivision.

TRANSPORTATION:

No changes to the road network are proposed or required.

UTILITIES:

Water is provided by Manville WSC and wastewater service is provided by Windermere Utility Co Inc. Both lots will be served utilities and no utility extensions are required.

NOTIFICATION:

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

STAFF RECOMMENDATION:

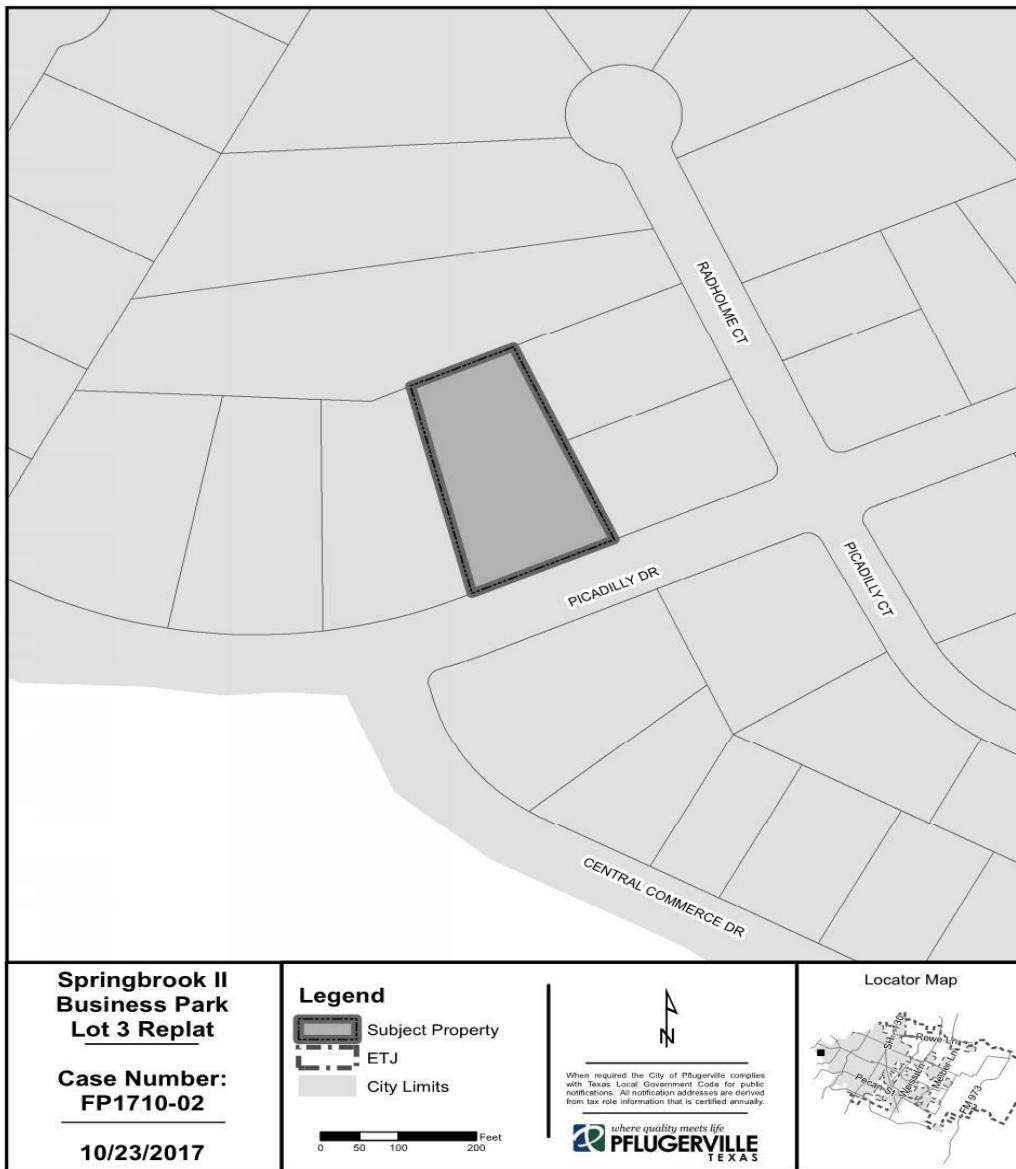
The Replat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

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- Location Map
- Site Images
- Final Plat Re-subdivision of Springbrook II Business Park subdivision

LOCATION MAP:



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Site Images



Lot 3A existing business Infinity Conversions.

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Lot 3B existing building Bridgefarmers Custom Trophy and Screen Printing.