

STAFF REPORT

Planning and Zoning:	2/5/2018	Staff Contact:	Ian Beck, Planner 1
Agenda Item:	2018-6504	E-mail:	ianb@pflugervilletx.gov
Case No.	FP1711-01	Phone:	512-990-6303

SUBJECT: To receive public comment and consider an application to Replat Lot 2, Block A of the Carmen subdivision, in order to create two lots. (FP1711-01)

LOCATION:

The proposed subdivision consists of 16.587-acres of land located at the southeastern corner of the S. Heatherwilde Boulevard and E. Wells Branch Parkway intersection.

ZONING:

Lot 2 is currently zoned as a Planned Unit Development (PUD) and follows the General Business 1 (GB-1) District regulations under the Wells Point Development Agreement. Lot 2A is intended to provide opportunities for a medium to high density residential development, with incorporated commercial uses consistent with the development agreement regulations on the proposed Lot 2B.

ANALYSIS:

Lot 2A Block A, consists of 16.587 acres and contains the Highlands Luxury Apartments a medium to high density residential multifamily development designed under the Wells Point Planned Unit Development guidelines. The proposed subdivision designates 2.00 acres out of the 16.587-acre tract, to become Lot 2B Block A. The proposed 2-acre tract, Lot 2B Block A, is designated as a commercial use within the Wells Point Development Agreement.

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 letters were sent to property owners located within a 200 foot buffer.

STAFF RECOMMENDATION:

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

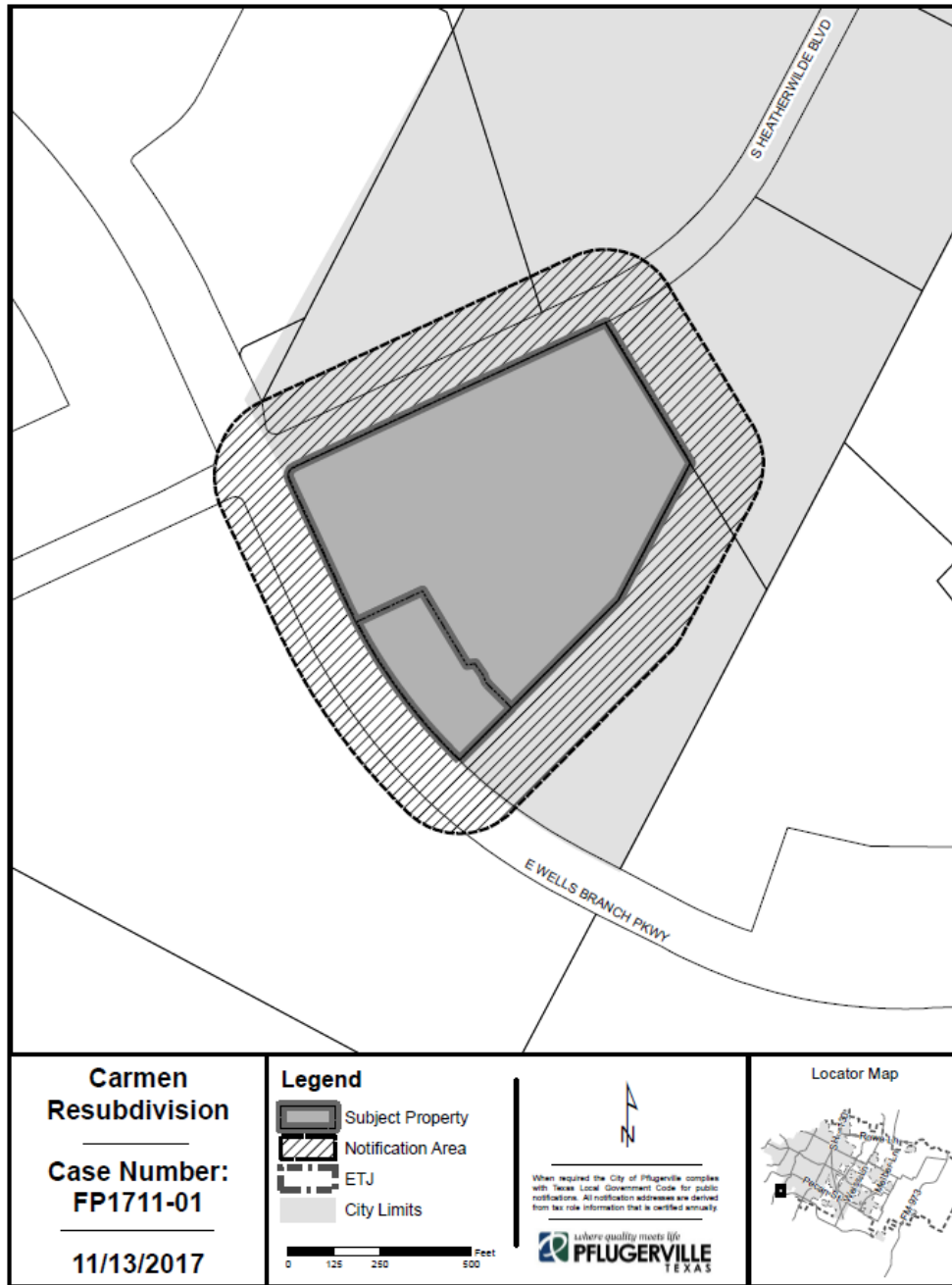
ATTACHMENTS:

- Location Map

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

LOCATION MAP:



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Site Images



Lot 2A Block A the Highlands Luxury Apartments.



Lot 2B Block A proposed 2.00-acre proposed commercial tract.