

STAFF REPORT

Planning and Zoning:	2/5/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2018-6510	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1704-04	Phone:	512-990-6304

SUBJECT: Approving a Final Plat for Heatherwilde 45; 27.067 acres of land out of the Thomas G. Stewart Survey No. 6; in Pflugerville, Texas. (FP1704-04)

LOCATION:

The subject site is located in the northern portion of the city limits at the southeast corner of the N. Heatherwilde Blvd and SH 45 intersection.

ZONING:

The subject property is zoned Campus Industrial (CI), intended for an office/warehouse development.

ANALYSIS:

The proposed final plat consists of 3 lots which include: Lot 1 a 5.148-acre tract, Lot 2 a 7.153-acre tract, and Lot 3 a 7.594-acre tract. Per Subchapter 4 of the Unified Development Code, the minimum lot width required in the CI district is 200 feet when located along an arterial street, with exception that commercial properties may be designed with a minimum 50 feet of frontage if a perpetual joint access easement or unified development agreement is provided. Lots 2 and 3 are designed with the minimum 50 feet of frontage and joint access/reciprocal access easements are proposed to provide perpetual access through shared drives planned along Heatherwilde Blvd to all lots.

TRANSPORTATION:

Access to N Heatherwilde Boulevard is anticipated through two shared driveways with joint access easements to ensure perpetual access to all lots and proper circuitry throughout the site. A six (6) foot wide sidewalk will be provided on the east side of N. Heatherwilde Blvd to provide pedestrian access.

UTILITIES:

The subject property is located within the City's CCN (Certificate of Convenience and Necessity) for water and wastewater utility service. An extension of a wastewater line is necessary to provide service to the proposed subdivision.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements for a Final Plat; therefore, Staff recommends approval of the Heatherwilde 45 Final Plat.

ATTACHMENTS:

- Location Map

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LOCATION MAP:

