

STAFF REPORT

Planning and Zoning:	2/5/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2018-6509	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1612-01	Phone:	512-990-6304

SUBJECT: Approving Heatherwilde 45 Preliminary Plan; 27.067 acres of land out of the Thomas G. Stewart Survey No. 6; in Pflugerville, Texas. (PP1612-01)

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 preliminary plan consists of 4 lots in two phases. All lots are proposed with frontage along N. Heatherwilde Blvd, an arterial street. 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:

A TIA was not required based on the anticipated number of vehicle trips to the site. Access to N Heatherwilde Blvd will be provided through two shared driveways with joint access easements to ensure perpetual access to all lots and proper circuitry throughout the site. One of the driveways is proposed within Lot 1, at the median break in Heatherwilde Blvd, across from the current terminus of New Meister Lane. An additional driveway is proposed at Lot 2 and will be limited to a right in, right out configuration. Any drive proposed with direct access to SH 45 frontage road will be approved at time of site development by both the City of Pflugerville and TxDOT. A six (6) foot wide sidewalk will be provided on the east side of N. Heatherwilde Blvd to provide pedestrian access. An existing sidewalk is located along the north end of the lot, below grade of the existing frontage road, providing pedestrian connectivity along the existing frontage road.

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 serve all lots within the subdivision and that line has been included in the preliminary plan.

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STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map

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LOCATION MAP:

