

STAFF REPORT

Planning and Zoning:	9/17/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2018-6998	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1805-02	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Windermere Centre II Final Plat in order to establish a total of three lots. (FP1805-02)

LOCATION:

The proposed subdivision consists of 3.40-acres of land located generally north of Pecan Street, along the east side of Windermere Drive. The property currently contains the Windermere Storage facility and a drainage easement on Lot 1, and the Little Texans Learning Academy on Lot 2.

ZONING:

The property is currently zoned General Business 1 (GB1) and Agriculture/Development Reserve (A)

ANALYSIS:

The property was platted as two commercial lots in 1984 while in the City of Austin ETJ. In 1996, the City of Austin released the ETJ to Pflugerville and the property was annexed into the City of Pflugerville in 1997 (ORD No. 452-97-02-04).

The applicant has proposed to subdivide Lot 1 (2.9 acres) to create Lots 1A and 1B and to expand Lot 2. Lot 1A will continue to have a "U" shape and will contain the existing self-storage facility, driveway, and drainage swale. The new Lot 1B will contain an area currently fenced in for the existing self-storage facility and is anticipated for a new commercial building. Lot 1A will have a lot area of 2.3 acres and Lot 1B will have an area of 0.45 acres. A joint access easement is proposed on Lot 1A to provide shared access through the existing driveway. The width of Lot 2 will increase slightly from 100' to 113', the depth will increase from 200' to 250', and the area will increase from 0.46 acres to 0.65 acres. No changes are proposed which would impact existing improvements on either lot or existing access.

TRANSPORTATION:

The joint access easement will ensure that access is provided and no new driveways are established.

UTILITIES:

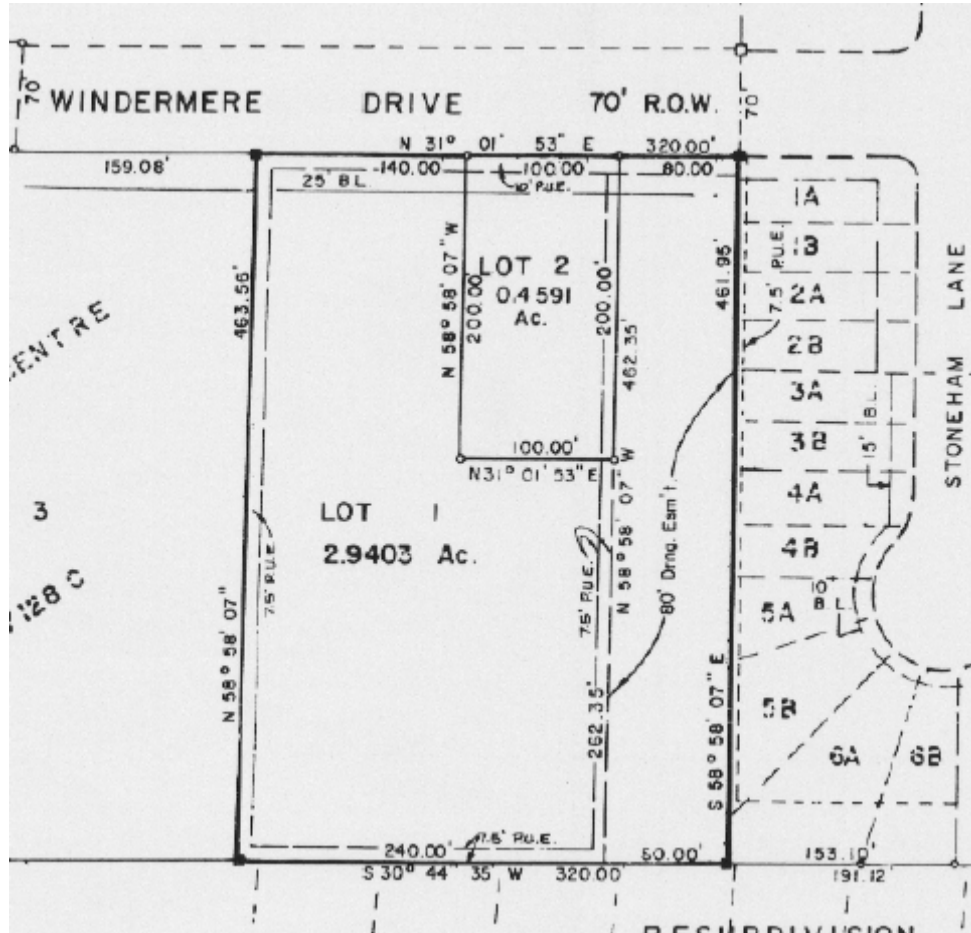
Water and wastewater service is provided by Windermere utility. No line extensions are required.

NOTIFICATION:

Notification was provided as required for a Replat.

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EXISTING CONDITION: Platted in 1984



STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Windermere Centre II Replat (separate attachment)

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LOCATION MAP:

