

STAFF REPORT

Planning and Zoning:	12/3/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2018-7200	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1808-02	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat of Costco Wholesale Pflugerville Addition, Lot 2, Block A. (FP1808-02)

LOCATION: The subject property is located generally southeast of the SH130 and SH45 intersection.

ZONING: The property is zoned Corridor Urban Level 5 (CL5) district.

ANALYSIS:

The Costco preliminary plan and final plat were approved in 2017 and established Lot 1 for Costco and Lot 2 for future development. The subject Replat of Lot 2 proposes to divide the lot to create Lots 2A, 2B, and 2C for future commercial development. A preliminary plan for the division of Lot 2 is also being considered as a separate item on this agenda.

TRANSPORTATION:

Lots 2A and 2B front onto the SH 130 frontage road, while Lot 2C will front Colorado Sand Drive. Access to the frontage road is regulated by TxDOT, however no new access points are planned from Lot 2A or 2B. Limited access from Lot 2C to Colorado Sand Drive may be considered in the future, provided the driveway spacing requirements are maintained. Based on the submitted engineering report, the original TIA provided with the Costco preliminary plan estimated more trips to Lot 2 than what is anticipated, therefore an updated TIA was not required. The TIA identifies improvements required for the area to include dedicated turn lanes, signal timing, and a future traffic signal at Copper Mine Drive and Colorado Sand Drive. The pro-rata share identified in the TIA has been provided.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are included in the preliminary plan and will be required to be constructed and accepted or fiscal posted before this plat can be recorded.

STAFF RECOMMENDATION:

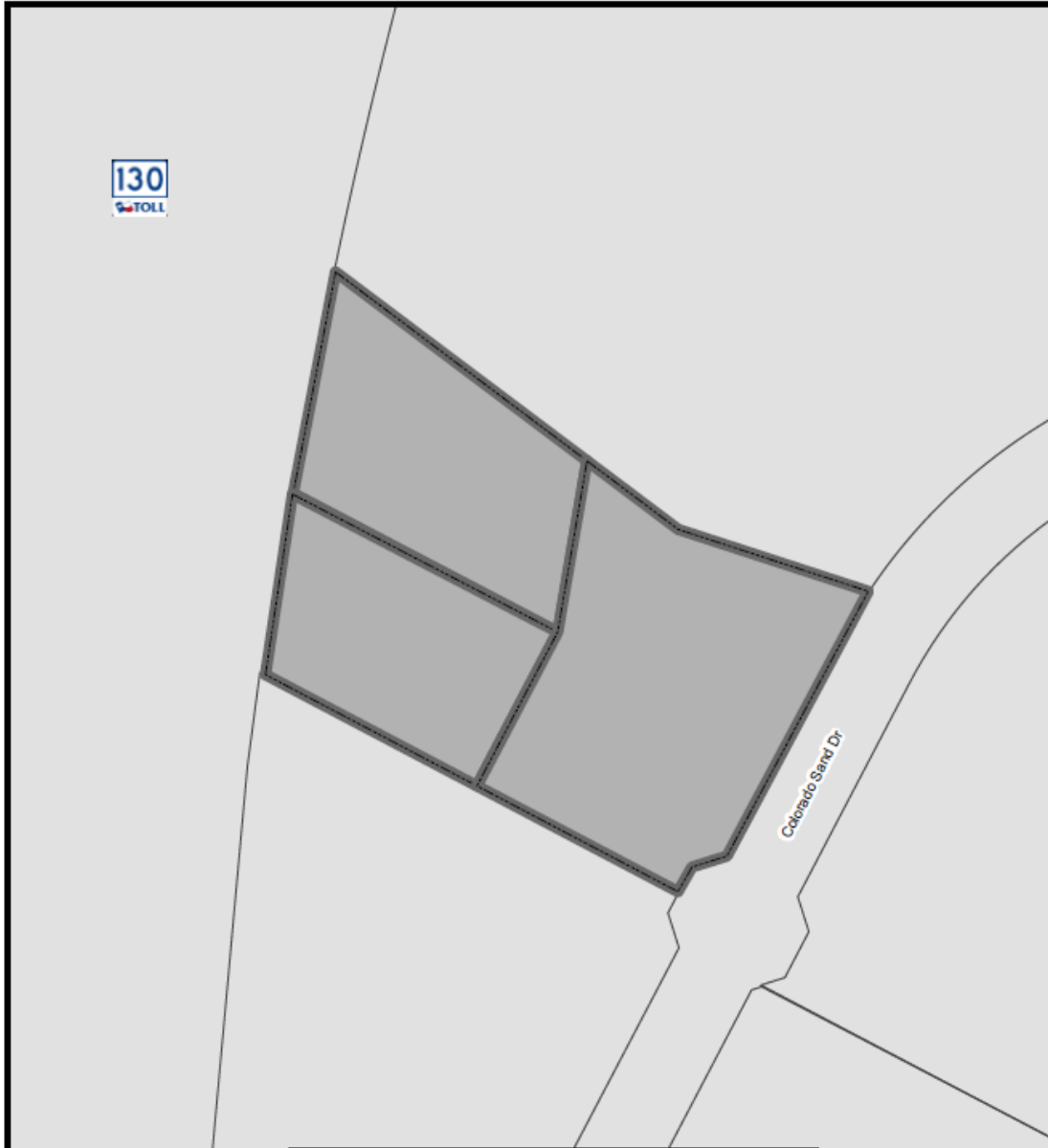
The proposed subdivision meets the minimum requirements and staff recommends approving the Replat of Costco Wholesale Pflugerville Addition, Lot 2, Block A.







ATTACHMENTS:

- Location Map
- Replat of Costco Wholesale Pflugerville Addition, Lot 2, Block A (separate attachment)

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LOCATION MAP:



<p>Replat of Costco Pflugerville Addition Lot 2 Block A</p> <p>Case Number: FP1808-02</p> <p>8/13/18</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 50 100 200 Feet</p>	<p style="text-align: center;"></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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