

**STAFF REPORT**

<b>Planning and Zoning:</b>	1/7/2018	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-7268	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1807-01	<b>Phone:</b>	512-990-6300

---

**SUBJECT:** Approving a Preliminary Plan for Crossley Development; a 5.6530-acre tract of land out of the J. Van Winkle Survey No. 70, Abstract No. 787; in Pflugerville, Texas. (PP1707-01)

---

**LOCATION:** The subject property is located generally northeast of the Heatherwilde Blvd and W. Pflugerville Pkwy intersection.

**ZONING:** The property is zoned Retail (R) district.

**ANALYSIS:**

The proposed preliminary plan divides the 5.6 acre tract to create two lots. Lot 1 will consist of 1.265 acres while Lot 2 will contain the remaining 4.38 acres. An existing drainage easement with area inlets is located along the north property line of Lot 2 and is planned to remain generally unchanged. Lot 1 contains an existing subdivision sign for the neighborhood and associated plantings. An easement does not exist today for the sign or plantings on Lot 1 and is planned to be established through separate instrument.

**TRANSPORTATION:**

A TIA was provided with this preliminary plan and identified transportation improvements to the area, including future turn lanes at intersections, future traffic signal at Wilke Ridge and Pflugerville Pkwy when warranted, and dedicated turning lanes at the future site driveways. The developer's pro-rata share will be due at time of final plat as established in the TIA.

**UTILITIES:**

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

**TREES:**

A significant number of trees are on-site and are primarily located along the north and east property lines. Trees are planned for protection, however if a protected tree needs to be removed, a tree mitigation plan in accordance with Subchapter 12 of the Unified Development Code, will be required prior to disturbance.

## **STAFF REPORT**

**STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum requirements and staff recommends approving the Crossley Development Preliminary Plan.

**ATTACHMENTS:**

- Location Map
- Crossley Development Preliminary Plan (separate attachment)

## STAFF REPORT

### LOCATION MAP:

