

**STAFF REPORT**

<b>Planning and Zoning:</b>	1/7/2019	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-7270	<b>E-mail:</b>	Jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1806-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Kingston Lacy Commercial, a 7.064-acre tract of land out of the Thomas G. Stewart Survey No. 6, in Travis County, Texas.

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**LOCATION:**

The property is located northeast of the Kingston Lacy Blvd. and N. Heatherwilde Blvd. intersection.

**ZONING:**

The property is zoned Corridor Urban (Level 4: CL4) district.

**REQUEST:**

The preliminary plan establishes four (4) commercial lots totaling 7.064 acres: Lot A (1.66 acres), Lot B (1.37 acres), Lot C (2.15 acres), and Lot D (1.83 acres). Lot D, the northern lot, is planned for a new daycare/education center. The remaining lots are planned as a neighborhood retail center with retail and restaurant use anticipated. An existing landscape easement is at the southern portion of Lot A which contains trees and landscape improvements maintained by the Highland Park North Subdivision.

**TRANSPORTATION:**

A TIA was provided with the preliminary plan and identified two driveways will be permitted off of N. Heatherwilde Blvd. provided a southbound left turn lane and northbound decel lane are constructed on N. Heatherwilde Blvd. One driveway is planned off of Kingston Lacy Boulevard, which requires no mitigation. A mitigation fee is required to be paid at time of final plat for TxDOT corridor-wide improvements along Heatherwilde Blvd. Sidewalk is currently provided along the southern boundary of the site and a six-foot wide sidewalk will be required along the west boundary with site development.

**UTILITIES:**

The property is located within the City of Pflugerville water and wastewater Certificate of Convenience and Necessity (CCN). An extension of both water and wastewater utility lines will be required to provide service to all lots within the subdivision.

**STAFF RECOMMENDATION:**

The proposed preliminary plan meets the minimum state and local requirements; therefore, staff recommends approval of the Kingston Lacy Commercial Preliminary Plan.

**ATTACHMENTS:**

- Location Map
- Kingston Lacy Commercial Preliminary Plan (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**

