

STAFF REPORT

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| Planning and Zoning: | 1/7/2019 | Staff Contact: | Jeremy Frazzell, Asst. Planning Director |
| Agenda Item: | 2019-7271 | E-mail: | Jeremyf@pflugervilletx.gov |
| Case No. | FP1807-01 | Phone: | 512-990-6300 |

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

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 final plat establishes three (3) commercial lots totaling 7.064 acres: Lot 1 (1.828 acres), Lot 2 (2.146 acres), Lot 3 (2.963 acres, anticipated to be further divided in the future). 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 mitigation measures required for driveways proposed off of N. Heatherwilde Blvd. and a mitigation fee required for TxDOT corridor-wide improvements along Heatherwilde Blvd. The mitigation fee has been received.

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, or fiscal posted prior to plat recordation.

STAFF RECOMMENDATION:

The proposed final plat meets the minimum state and local requirements; therefore, staff recommends approval of the Kingston Lacy Commercial Final Plat.

ATTACHMENTS:

- Location Map
- Kingston Lacy Commercial Final Plat (separate attachment)

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LOCATION MAP:

