

STAFF REPORT

Planning and Zoning:	9/16/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7778	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1812-03	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Lot 2 of Dessau Center Subdivision, to create Lot 2A and Lot 2B. (FP1812-03)

LOCATION:

The property is located along the east side of Dessau, generally southeast of the Dessau and Pecan St. intersection, south of Gilleland Creek.

ZONING:

The property is zoned General Business 1 (GB1).

ANALYSIS:

The Dessau Center subdivision was established in 2008 and contained two lots. The proposed replat is intended to divide the north lot, Lot 2, into two new lots for future development. Lot 2A currently contains the existing Papa Murphy's restaurant and associated parking area, while Lot 2B is unimproved. A recently established unified development restrictive covenant will enable reciprocal access through each lot.

TRANSPORTATION:

An existing joint access easement located on Lot 2A will provide access to Dessau for both Lot 2A and 2B. Any transportation related improvements, including future decel lane, will be determined with the future development of Lot 2B.

UTILITIES:

Water and wastewater service is provided by the City of Pflugerville. No utility extensions are required.

NOTIFICATION:

Notification was published in the newspaper in accordance with state law.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Replat of Lot 2 Dessau Center Subdivision (separate attachment)

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LOCATION MAP:

