

STAFF REPORT

Planning and Zoning:	9/16/2018	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2019-7779	E-mail:	emilyf@pflugervilletx.gov
Case No.	FP1906-05	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Kuempel Tract, Phase 1, Section 1, Lot 3, Block A (FP1906-05).

LOCATION:

The proposed subdivision consists of 1.11-acres of land located on the eastern side of the Rex Kerwin cul-de-sac, north of W Pecan Street. The proposed Replat is generally north – south through the property dividing the parcel in two halves, Lot 3A on the east and Lot 3B on the west in the intersection of Rex Kerwin and W Pecan St.

ZONING:

The lot is zoned General Business 1 (GB1) which allows for a mix of land uses.

ANALYSIS:

Lot 3, Block A of the Kuempel Tract Phase 1, Section 1, is currently vacant land. The property owner/subdivider of the property has proposed to Replat the current Lot 3, Block A into two lots for purposes of developing a small office park and a drive-thru coffee shop. Lot 3A will be 0.75-acres and Lot 3B will be 0.36-acres. Both of the proposed uses are in line with the current Unified Development Code.

TRANSPORTATION:

No changes to the road network are proposed or required.

UTILITIES:

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

NOTIFICATION:

Notification was published in the newspaper.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Replat Kuempel Tract, Phase 1, Section 1, Lot 3, Block A (separate attachment)

LOCATION MAP:

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