

STAFF REPORT

Planning and Zoning:	05/04/2020	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2020-8341	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP2003-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to replat Lot 1, Block A of the Springbrook Corporate Center Resubdivision to create five lots; a 34.201-acre tract of land out of the Springbrook Corporate Center Resubdivision; Pflugerville, Texas. (FP2003-01)

LOCATION:

The property is located at the southeast corner of Schultz Lane and Meister Lane at the boundary of the City of Pflugerville and the City of Round Rock. The property is bisected by Williamson County and Travis County.

ZONING:

The property is zoned Light Industrial (LI).

ANALYSIS:

The Final Plat is a Replat of the Springbrook Corporate Center Lot 1, Block A. The Replat proposes to establish five (5) lots for the purpose of developing individual light industrial structures. The smallest lot, Lot 8, is 4.358 acres and the largest lot, Lot 6, is 8.890 acres.

TRANSPORTATION:

Right of way dedication is not required.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots has been depicted in the previously approved Preliminary Plan.

PARKS:

Parkland dedication is not required for commercial land development.

TREES:

Tree mitigation will be required prior to any tree being removed and tree protection measures put in place for any trees that will remain (e.g. along New Meister Lane).

STAFF RECOMMENDATION:

The final plat meets the minimum City and State requirements therefore staff recommends approval.

ATTACHMENTS:

- Final Plat

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LOCATION MAP:

