



City of Pflugerville

Legislation Text

File #: 2017-6360, **Version:** 1

To receive public comment and consider an application to Replat Lot 58, Block B of the Cambridge Heights Commercial subdivision, in order to create three lots. (FP1707-04)

The proposed subdivision consists of 8.673 acres of land located generally northwest of the AW Grimes Blvd and W. Pflugerville Pkwy intersection, zoned Retail (R) district. Lot 58 is a large corner lot, platted as part of the Cambridge Heights neighborhood and intended for commercial land use. The proposed replat will divide the property into three lots for purposes of selling and further developing the land. A five foot right of way dedication has been provided along the extent of A.W. Grimes Blvd, and an additional 1,212 sq. ft. dedication in the southwest corner of the property have been provided with this plat in accordance with the ultimate cross section of the two arterial streets per the Master Transportation Plan. Water and wastewater service is provided by Windermere Utility (Southwest Water Corporation). Utility extensions are required to serve the proposed lots and construction/acceptance of the infrastructure or fiscal security for the infrastructure will be required before the replat will be recorded.

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

Jeremy Frazzell
Assistant Planning Director