



City of Pflugerville

Legislation Text

File #: 2017-6402, **Version:** 1

To receive public comment and consider an application to resubdivide Lot 2 of the Pflugerville Industrial Park into Lot 2A, a 1.9395-acre tract, and Lot 2B, a 9.9985-acre tract; to be known as Pflugerville Industrial Park Lot 2 Replat. (FP1710-03)

The proposed subdivision consists of 11.940-acres of land located generally northeast of Lake Pflugerville and the Villages of Hidden Lakes community. The subject side is located along the east side of Weiss Lane just south of Kelly Lane and the existing Texaco gas station. The original Pflugerville Industrial Park final plat separated 25.006 acres into four (4) lots: Lot 1, a 2.509-acre tract; Lot 2, an 11.940-acre tract; Lot 3 a 4.576-acre tract; and Lot 4, a 4.878-acre tract. Currently, the Texaco gas station is located on Lot 1 which is zoned General Business 1 (GB1). Lot 3 is also zoned General Business 1 (GB1) and is currently vacant. Lot 4 is zoned Agriculture/Conservation (A) and is owned by the City of Pflugerville. Lot 2 of the Pflugerville Industrial Park is zoned Light Industrial (LI) which is intended to include land which is used, or intended to be used, for light industrial purposes including, but not limited to research facilities, and specialized processing and assembling plants. The applicant is proposing to resubdivide Lot 2 into Lot 2A, a 1.9395-acre tract, and Lot 2B, a 9.9985-acre tract. Right-of-Way dedication along Weiss Lane has already been dedicated to the City. A 60' joint access agreement between Lot 1 and Lot 2A was established with the original plat. No changes to the road network are proposed or required. Water and wastewater service is provided by the City of Pflugerville. No parkland is required to be dedicated with a non-residential land use.

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

Abigail Rose
Planner II