



City of Pflugerville

Legislation Text

File #: 2021-1275, **Version:** 1

To receive public comment and consider an application to Replat Ballantyne Retail Lot 1 Block A out of the L.C. Cunningham Survey Abstract No. 163 in Pflugerville, TX in order to create four lots consisting of 8.496 total acres, to be known as the Replat Ballantyne Retail Lot 1 Block A. Block A (FP2106-02).

The proposed final plat is for land located generally northwest of the intersection of E Wells Branch Blvd and S Heatherwilde. The subject property is zoned General Business 1 (GB1) which allows for a mix of commercial land uses. The replat divides the existing Lot 1 to establish Lots 1, 2, 3 and 4 consisting of 8.496 acres and is anticipated to have a non-residential land use in the future. Lot 4 consists of 3.19 acres and is a drainage lot with the development's regional detention pond. The extension of a public wastewater line along S Heatherwilde is needed to serve the lots 2, 3 and 4.

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

Kristin Gummelt, Planner I