



City of Pflugerville

Legislation Text

File #: 2021-0739, **Version:** 1

Approving a Final Plat for Heatherwilde 45 North Lot; a 7.171-acre tract of land out of the Thomas G. Stewart Survey No. 6, Abstract No. 689, in Pflugerville, Texas. (FP2103-03)

The property is generally located at the southeast corner of the N. Heatherwilde Blvd and Wilke Ln intersection. The subject property is zoned Campus Industrial (CI). The final plat proposes to establish one 7.171-acre commercial lot. This final plat is tied to the Heatherwilde 45 Lot 4 Preliminary Plan (PP2010-02) that was approved on February 2nd, 2021. A shared driveway has been established between the proposed lot and the existing Heatherwilde 45 Lots to the south. Sidewalks will be provided along both ROWs. Right of Way (ROW) dedication has been included along N. Heatherwilde Blvd and Wilke Lane and dedicated to TXDOT. Water and Wastewater service will be provided by the City of Pflugerville. Parkland dedication and development fees are not required for commercial projects at this time. Tree mitigation will be required prior to any tree being removed. If a tree will be retained, the tree protection standards will be required.

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

Emily Draughon, Planner II