



City of Pflugerville

Legislation Text

File #: 2018-6509, **Version:** 1

Approving Heatherwilde 45 Preliminary Plan; 27.067 acres of land out of the Thomas G. Stewart Survey No. 6; in Pflugerville, Texas. (PP1612-01)

The subject site is located in the northern portion of the City at the southeast corner of the North Heatherwilde Boulevard and SH 45 intersection. The subject property is zoned Campus Industrial (CI), intended for an office/warehouse development. The preliminary plan consists of 4 lots in two phases. All lots are proposed with frontage along N. Heatherwilde Blvd, an arterial street. Per Subchapter 4 of the Unified Development Code, the minimum lot width required in the CI district is 200 feet when located along an arterial street, with exception that commercial properties may be designed with a minimum 50 feet of frontage if a perpetual joint access easement or unified development agreement is provided. Lots 2 and 3 are designed with the minimum 50 feet of frontage and joint access/reciprocal access easements are proposed to provide perpetual access through shared drives planned along Heatherwilde Blvd to all lots. The subject property is located within the City's CCN (Certificate of Convenience and Necessity) for water and wastewater utility service. An extension of a wastewater line is necessary to serve all lots within the subdivision and that line has been included in the preliminary plan.

The proposed subdivision meets the minimum requirements for a Preliminary Plan; therefore, Staff recommends approval of the Heatherwilde 45 Preliminary Plan.

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Assistant Planning Director