



# City of Pflugerville

## Legislation Text

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**File #:** 2018-6998, **Version:** 1

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To receive public comment and consider an application to Replat Windermere Centre II Final Plat in order to establish a total of three lots. (FP1805-02)

The property was platted as two commercial lots in 1984 while in the City of Austin ETJ. In 1996, the City of Austin released the ETJ to Pflugerville and the property was annexed into the City of Pflugerville in 1997 (ORD No. 452-97-02-04).

The applicant has proposed to subdivide Lot 1 (2.9 acres) to create Lots 1A and 1B and to expand Lot 2. Lot 1A will continue to have a “U” shape and will contain the existing self-storage facility, driveway, and drainage swale. The new Lot 1B will contain an area currently fenced in for the existing self-storage facility and is anticipated for a new commercial building. Lot 1A will have a lot area of 2.3 acres and Lot 1B will have an area of 0.45 acres. A joint access easement is proposed on Lot 1A to provide shared access through the existing driveway. The width of Lot 2 will increase slightly from 100’ to 113’, the depth will increase from 200’ to 250’, and the area will increase from 0.46 acres to 0.65 acres. No changes are proposed which would impact existing improvements on either lot or existing access. Water and wastewater service is provided by Windermere utility. No line extensions are required.

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

Jeremy Frazzell  
Assistant Planning Director