



# City of Pflugerville

## Legislation Text

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**File #:** 2018-7200, **Version:** 1

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To receive public comment and consider an application to Replat Lot 2, Block A of Costco Wholesale Pflugerville Addition; a 4.092-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231; in Pflugerville, Texas. (FP1808-02)

The subject property is located generally southeast of the SH130 and SH45 intersection. The Costco preliminary plan and final plat were approved in 2017 and established Lot 1 for Costco and Lot 2 for future development. The subject Replat of Lot 2 proposes to divide the lot to create Lots 2A, 2B, and 2C for future commercial development. A preliminary plan for the division of Lot 2 is also being considered as a separate item on this agenda. Based on the submitted engineering report, the original TIA provided with the Costco preliminary plan estimated more trips to Lot 2 than what is anticipated, therefore an updated TIA was not required. The TIA identifies improvements required for the area to include dedicated turn lanes, signal timing, and a future traffic signal at Copper Mine Drive and Colorado Sand Drive. The pro-rata share identified in the TIA has been provided. Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are included in the preliminary plan and will be required to be constructed and accepted or fiscal posted before this plat can be recorded.

The proposed subdivision meets the minimum requirements and staff recommends approving the Replat of Costco Wholesale Pflugerville Addition, Lot 2, Block A.

Jeremy Frazzell, Asst. Planning Director