



City of Pflugerville

Legislation Text

File #: 2019-7268, **Version:** 1

Approving a Preliminary Plan for Crossley Development; a 5.6530-acre tract of land out of the J. Van Winkle Survey No. 70, Abstract No. 787; in Pflugerville, Texas. (PP1707-01)

The subject property is located generally northeast of the Heatherwilde Blvd and W. Pflugerville Pkwy intersection and is zoned Retail (R) district. The proposed preliminary plan divides the 5.6 acre tract to create two lots. Lot 1 will consist of 1.265 acres while Lot 2 will contain the remaining 4.38 acres. An existing drainage easement with area inlets is located along the north property line of Lot 2 and is planned to remain generally unchanged. Lot 1 contains an existing subdivision sign for the neighborhood and associated plantings. An easement does not exist today for the sign or plantings on Lot 1 and is planned to be established through separate instrument. Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots have been included in the preliminary plan.

The proposed subdivision meets the minimum requirements and staff recommends approving the Crossley Development Preliminary Plan.

Jeremy Frazzell, Asst. Planning Director