

**FINAL REPORT**

<b>Planning and Zoning:</b>	9/16/2013	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2013-2243	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1303-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Concordia High School; a 42.709-acre tract of land out of the L.C. Cunningham Survey No. 68, Abstract No. 163, in Pflugerville, Texas

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**Location:**

The subject property is located along the west side of S. Heatherwilde Blvd., generally southeast of the Olympic Dr. and S. Heatherwilde Blvd. intersection.

**Zoning:**

The subject property is zoned Alternative Land Use Regulation (ALUR), which allows for a private school.

**Analysis:**

The proposed subdivision consists of one (1) lot intended for a private high school. A preliminary plan is required due to a wastewater extension that is necessary to adequately serve the subdivision.

**Transportation:**

Access to the subdivision will be from S. Heatherwilde Blvd and driveway locations will be considered at time of site development. A TIA was not required since the anticipated student occupancy will not exceed the 2,000 vehicle trips per day threshold.

**Water and Sewer:**

The subdivision will be served by the City of Pflugerville for water and wastewater. An extension of an 8" wastewater line is required to serve the subdivision, and will be extended to the southern property line.

**Trees:**

Vegetation within the site is generally along the western property line and within the proposed drainage easement. At this time tree removal is not anticipated, however in the future, some removal may be necessary to address drainage improvements. Removal of any tree meeting the protected tree status per the Tree Technical Manual and the Unified Development Code will require mitigation.

**STAFF RECOMMENDATION:**

The proposed subdivision meets state and local requirements and staff recommends approving the Preliminary Plan for Concordia High School.

**ATTACHMENTS:**

- Location Map
- Concordia High School Preliminary Plan (separate attachment)

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**LOCATION MAP:**

