

STAFF REPORT

Planning and Zoning:	11/3/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0787	E-mail:	kristing@pflugervilletx.gov
Case No.	PP2025-00010	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Lideta Mariam E.O.T.C.; a 4.78-acre tract of land out of the John Van Winkle Survey, Travis County Texas. (PP2025-00010).

LOCATION: The subject property is located generally north of the Millcreek Road northern terminus, and west of Yellow Sage.

ZONING: The property is zoned Agricultural/ Development Reserve (A).

ANALYSIS:

The preliminary plan proposes a one (1) lot subdivision with a proposed land use of Place of Worship. The lot is approximately 5.35 acres. Right-of-way is being dedicated to Mill Creek Rd to allow the lot west of this property access to the public right-of-way. Yellow Sage is being extended approximately 70 feet to allow for driveway access with proper spacing from other existing commercial driveways along Yellow Sage.

TRANSPORTATION:

The preliminary plan dedicates .034 acres of right-of-way for Millcreek Road and .0268 acres of right-of-way for Yellow Sage. The applicant is dedicating a temporary public access easement for the driveway connection on Yellow Sage to assist with facilitating a place to turn around at the terminus of Yellow Sage, rather than a temporary cul-de-sac. This access easement is only needed until such time Yellow Sage is extended south to connect to the southern portion of Yellow Sage.

UTILITIES:

The property is located within the Southwest Water CCN for water and wastewater. Extensions of public lines necessary to serve the development are reflected in the preliminary plan.

STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, and staff recommend approval.

ATTACHMENTS:

- Location Map
- Lideta Mariam E.T.O.C Preliminary Plan (separate attachment)

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LOCATION MAP:

