

STAFF REPORT

Planning and Zoning:	2/7/2022	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2020-8110	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP1912-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Villages of Hidden Lake Commercial; a 17.52-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in Pflugerville, Travis County Texas. (FP1912-02)

LOCATION: The property is located on the south side of Kelly Ln, on both sides of Hidden Lake Drive.

ZONING: Agriculture/Development Reserve (A) and ETJ with development agreement.

ANALYSIS:

The final plat proposes to establish a total of eight lots with two lots intended for commercial land uses consistent with the development agreement associated with the Northeast Travis County Municipal Utility District, two lots restricted to drainage/open space, and one lot restricted as a drainage and landscape lot.

TRANSPORTATION:

Right of way reserve lots have been proposed on the plat to account for future Kelly Ln. right of way dedication.

UTILITIES:

Utility service will be provided in accordance with the consent agreement for the Northeast Travis County Municipal Utility District. Extensions of public lines necessary to serve all lots will be included in the preliminary plan and easements will be required if located outside of the public right of way.

PARKS:

Parkland dedication is not required for commercial land use.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements; therefore staff recommends approval.

ATTACHMENTS:

- Location Map

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LOCATION MAP:

