

**STAFF REPORT**

<b>Planning and Zoning:</b>	8/2/2021	<b>Staff Contact:</b>	Jeremy Frazzell, P&DS Asst. Director
<b>Agenda Item:</b>	2020-8100	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1911-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan Revision for Villages of Hidden Lake; affecting an approximate 17.65-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in Pflugerville, Travis County Texas. (PP1911-01)

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**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 Villages of Hidden Lake is in the (MUD) and is governed predominantly by a development agreement that addressed how the neighborhood would be developed. Recently, an additional agreement was established with the current property owner of the commercial areas located in the northern portion of the subdivision, along Kelly Lane. The agreement generally identifies provisions for how the commercial lots will obtain utility service, establishes Kelly Ln right of way and future driveway locations, and establishes some general development standards for the commercial properties.

While the proposed preliminary plan revision contains previous revision notes and identifies other portions of the development, the revision is only for the north entry area into the Villages of Hidden Lakes subdivision (identified as Revision 6). The original preliminary plan identified two commercial lots to be provided at the southeast corner of Kelly Lane and Hidden Lake Drive. The proposed revision further defines the commercial area to establish four commercial lots (one lot has existing cell tower), one director's lot for the MUD, two drainage/open space lots for the floodplain and existing drainage facilities, and one drainage/landscape lot. The drainage/open space lots and the drainage/landscape lot are located within the city limits, while the four commercial lots and director's lot are in the ETJ. The remainder of Villages of Hidden Lake neighborhood is in the ETJ.

**TRANSPORTATION:**

Right of way dedication necessary for the expansion of Kelly Ln has been identified in this revision and will be established with the future final plat.

**UTILITIES:**

Located within the Northeast Travis County Municipal Utility District, utility service for the Villages of Hidden Lake is provided in accordance with the consent agreement for the MUD. While the residential area of the subdivision is within the Pflugerville Certificate of Convenience and Necessity (CCN) for water, the proposed revision area is located within the current Manville Water Supply Corporation CCN area. An agreement between the City and Manville has been established to allow Pflugerville to provide

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retail service to the revision area once the CCN is officially transferred through the Public Utility Commission. An existing water line is within Hidden Lake Dr. and an eastward extension of that line is included in the preliminary plan revision to extend service to all lots not currently served by water.

The recent additional development agreement between the city and the commercial property owner identifies a temporary means of providing MUD wastewater facilities to the commercial properties through a proposed force main with grinder pump until such time that the east/west City of Pflugerville gravity line becomes available. The maintenance, repair, and replacement of the infrastructure will be in accordance with the terms of the original consent agreement.

**PARKS:**

Parkland dedication was provided with the residential development and is not required for the commercial land use.

**STAFF RECOMMENDATION:**

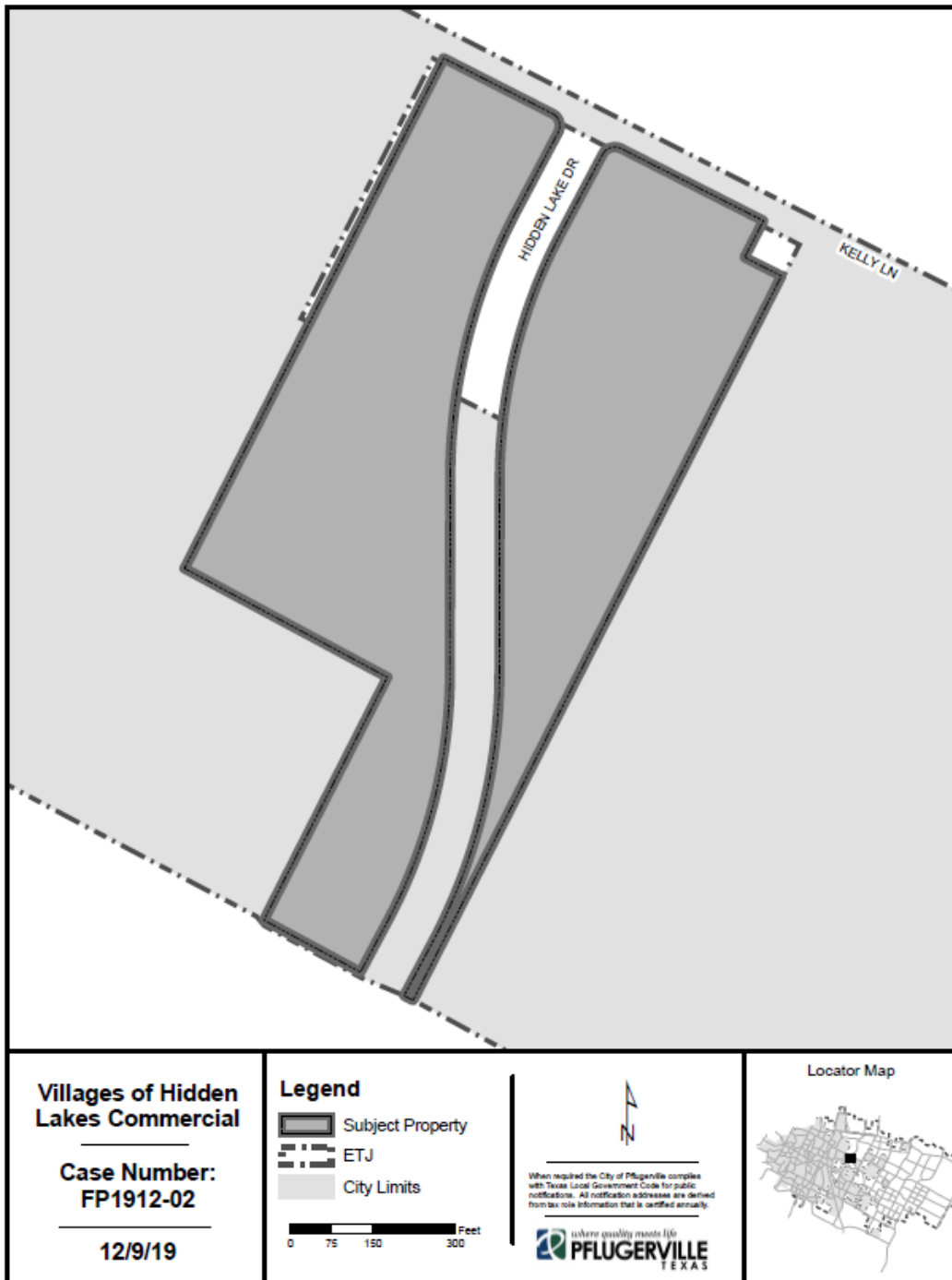
The preliminary plan revision meets the minimum local requirements and staff recommends approval. With a portion of the development located in the ETJ, the preliminary plan revision remains subject to Travis County Commissioner Court approval. If adjustments become required by the Commissioner's Court prior to approval, the preliminary plan revision may be subject to reconsideration by the Planning and Zoning Commission.

**ATTACHMENTS:**

- Location Map
- Villages of Hidden Lake Preliminary Plan Revision (separate attachment)

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**LOCATION MAP:**






**Villages of Hidden  
 Lakes Commercial**

**Case Number:  
 FP1912-02**

**12/9/19**

**Legend**

-  Subject Property
-  ETJ
-  City Limits

0 75 150 300 Feet



When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax note information that is certified annually.



Locator Map

