

**STAFF REPORT**

<b>Planning and Zoning:</b>	1/5/2026	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>Agenda Item:</b>	2026-0017	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	FP2025-000493	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a final plat for Lideta Mariam E.O.T.C.; a 4.78-acre tract of land out of the John Van Winkle Survey, Travis County Texas. (FP2025-00493).

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**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 final plat 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 final plat 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 final plat meets the minimum state and local requirements, and staff recommend approval.

**ATTACHMENTS:**

- Location Map
- Lideta Mariam E.T.O.C final plat (separate attachment)

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**LOCATION MAP:**

