

**STAFF REPORT**

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| <b>Planning and Zoning:</b> | 2/1/2021  | <b>Staff Contact:</b> | Jeremy Frazzell, Asst. Planning Director |
| <b>Agenda Item:</b>         | 2020-8756 | <b>E-mail:</b>        | jeremyf@pflugervilletx.gov               |
| <b>Case No.</b>             | PP2010-01 | <b>Phone:</b>         | 512-990-6300                             |

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**SUBJECT:** Approving a Preliminary Plan for Hill Country Bible Church; a 48.126-acre tract of land out of the John Van Winkle Survey Abstract No. 786 and the E. Bebee Survey, Abstract No. 53; in Pflugerville, Texas. (PP2010-01)

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**LOCATION:** The subject property is located generally southeast of the Wilke Ln and Pflugerville Pkwy intersection, encompassing land between E. Pflugerville Pkwy and Black Locust.

**ZONING:** The property is currently zoned General Business 1 (GB1) district and Retail (R) district. A rezoning of the property to Planned Unit Development is planned for approval on second reading by City Council on February 9, 2021.

**ANALYSIS:**

The preliminary plan proposes to divide the existing tract into seven total lots to establish opportunities for future development of the property. Lots 1-4 and 7 will have frontage along Pflugerville Pkwy, while Lots 5 and 6 will have frontage along Black Locust. Lot 7 is a remnant tract that will remain in control by the existing church. A total of 5 phases are proposed, with Phase 1 consisting of Lot 3.

**TRANSPORTATION:**

A minor collector is proposed along the western extent of the property to provide access between E. Pflugerville Pkwy and Black Locust per the Master Transportation Plan, while also providing a connection to Amarylis Dr. The right of way width proposed for dedication is 50' with the remaining 10' provided as a public access easement containing a 10' wide sidewalk. The 10' wide sidewalk (veloway) within a public access easement is provided throughout the property per the PUD. The full extent of veloway will be constructed with Phase 1. A TIA was provided identifying improvements needed in the area and the pro-rata required per phase. Phase 1 pro-rata will be required with the final plat and Phase 2 will be provided with the first site development plan on the remaining lots. The final plat will contain a note identifying the applicability for roadway impact fees per the recently approved ordinance.

**UTILITIES:**

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are proposed within the preliminary plan.

**PARKS:**

A multi-family development consisting of 196 units is proposed on Lot 3, requiring 2.6 acres of parkland. The Parks and Recreation Director has approved parkland fee in lieu for this development and will be

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provided with the final plat. The park development fee is proposed to be provided through improvements on the property and will require a bond to be posted with the final plat.

**TREES:**

A tree survey is provided within the preliminary plan identifying trees on-site. A tree mitigation plan in accordance with Subchapter 12 of the Unified Development Code, will be required prior to any disturbance of a protected tree.

**STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum state and local requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Hill Country Bible Church Preliminary Plan

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**LOCATION MAP:**

