

FINAL REPORT

Planning and Zoning:	1/6/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-2600	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1308-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Concordia High School; a 42.709-acre tract of land out of the John Davis Survey No. 13, in Pflugerville, Texas.

Location:

The Final Plat is for an area located along the west side of S. Heatherwilde Blvd., generally southwest of the W. Olympic Dr. and S. Heatherwilde intersection.

Zoning:

The property is zoned as part of the Wells Pointe Alternative Land Use Regulation (ALUR), which allows for a private school.

Analysis:

The proposed subdivision consists of one (1) lot intended for a private high school. A public wastewater line extension will be provided through the lot for service to the subdivision. Construction plans for the wastewater line have been approved and fiscal security has been provided.

Transportation:

Access to the site will be from S. Heatherwilde Blvd and driveway locations and spacing will be considered at time of site development. A TIA was not required since the anticipated student occupancy will not exceed the 2,000 vehicle trips per day threshold.

Water and Sewer:

The subdivision will be served by the City of Pflugerville for water and wastewater. An extension of an 8" wastewater line is required to serve the subdivision, and will be extended to the southern property line.

Trees:

Vegetation within the site is generally along the western property line and within the large drainage easement established through a separate document. At this time tree removal is not anticipated, however in the future, some removal may be necessary to address drainage improvements. Removal of any tree meeting the protected tree status per the Tree Technical Manual and the Unified Development Code will require mitigation.

STAFF RECOMMENDATION:

The proposed subdivision meets state and local requirements and staff recommends approving the Preliminary Plan for Concordia High School.

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ATTACHMENTS:

- Location Map
- Concordia High School Final Plat (separate attachment)

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LOCATION MAP:

