

**FINAL REPORT**

<b>Planning and Zoning:</b>	1/6/2013	<b>Staff Contact:</b>	Trenton Klerekoper, Planner I
<b>Agenda Item:</b>	2013-2605	<b>E-mail:</b>	trentonk@pflugervilletx.gov
<b>Case No.</b>	PP1311-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Holy Word Lutheran Church; being 19.769 acres out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas.

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**Location:**

The proposed subdivision is within City limits, located on the south side of Kelly Lane between Hidden Lake Drive and Weiss Lane.

**Zoning:**

The property was annexed in 2004 and was given the zoning district Agriculture/Conservation (A). This zoning has remained since annexation.

**Analysis:**

The proposed preliminary plan is for one property. It has been communicated thus far that it is the intention of the developer to build a church on the site. The final build out of the site may include a primary school or daycare in the future.

This property is bordered on the east by another church, and on the west by a single family lot (that exists within the Agriculture zoning district). The south boundary of the property is the City limit where it abuts the Villages of Hidden Lake neighborhood.

**Transportation:**

The property will likely use two access driveways off of Kelly Lane. It is anticipated that the development and use of the site will not negatively impact traffic along Kelly Lane.

**Water and Sewer:**

Manville will provide water and wastewater to the site, as it is within their Certificate of Convenience and Necessity (CCN) area.

**STAFF RECOMMENDATION:**

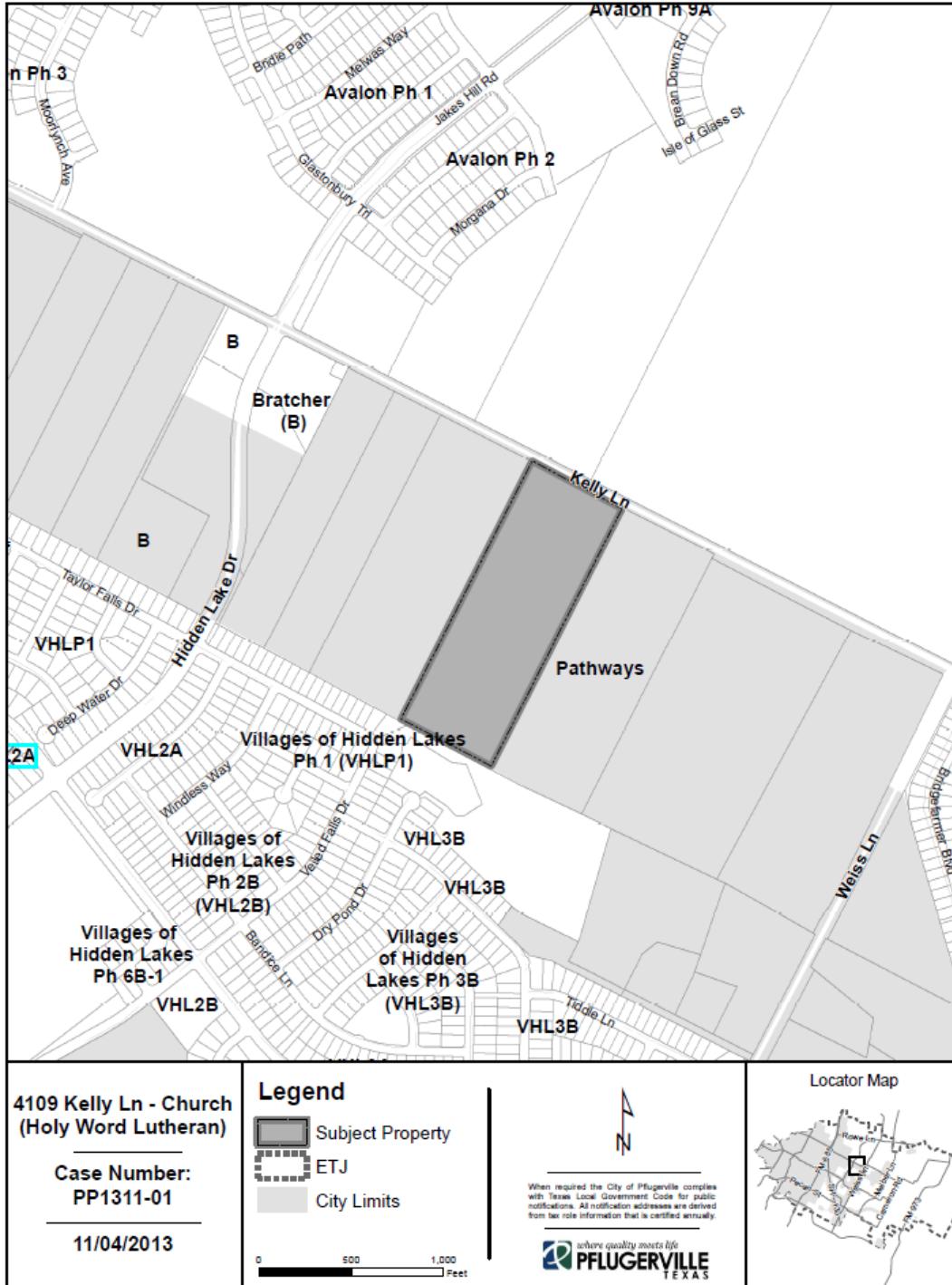
Staff recommends approval of the preliminary plan.

**ATTACHMENTS:**

- Location Map
- Holy Word Lutheran Preliminary Plan (separate attachment)

**FINAL REPORT**

**LOCATION MAP:**



**4109 Kelly Ln - Church  
 (Holy Word Lutheran)**

**Case Number:  
 PP1311-01**

**11/04/2013**

**Legend**

- Subject Property
- ETJ
- City Limits

0 500 1,000 Feet

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

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