

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/5/2017	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2017-5908	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1502-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Holy Word Lutheran, a 19.959-acre tract of land out of the Edward Flints Survey No. 11, Abstract No. 277 in Travis County, Texas.

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**LOCATION:**

The proposed subdivision is located along the south side of Kelly Lane, between Hidden Lake Drive and Weiss Lane.

**ZONING:**

The property was annexed in 2004 and rezoned in April 2015 to the Retail (R) district.

**ANALYSIS:**

The Preliminary Plan consists of a 1 lot subdivision with frontage along Kelly Lane. A drainage and public access easement is proposed along the southern portion of the lot, and will contain the existing floodplain. A wastewater easement needed for an extension of wastewater line is also proposed.

**TRANSPORTATION:**

A 25-ft right of way dedication has been provided with this plat to allow for the future expansion of Kelly Lane. No other roads are proposed or required within the subdivision.

**UTILITIES:**

Water will be provided by Manville, while wastewater will be provided by the City of Pflugerville. An 8" water line is proposed to serve the property along the north end of the property. A proposed extension of an 8-inch wastewater line from the east is proposed in the south end of the lot.

**TREES:**

A tree survey is provided within the preliminary plan and identifies several protected trees within the subdivision. No trees are proposed to be removed as noted on the preliminary plan.

**STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum state and local requirements, and Staff recommends approving the Holy Word Lutheran Church Preliminary Plan.

**ATTACHMENTS:**

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

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**LOCATION MAP:**

