

STAFF REPORT

Planning and Zoning:	7/17/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2017-5999	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1605-01	Phone:	512-990-6300

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

LOCATION:

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

ZONING:

The property was rezoned in April 2015 from Agriculture/Conservation (A) to the Retail (R) district, which allows for non-residential development generally compatible with surrounding neighborhoods.

REQUEST:

The final plat consists of a one 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:

The property is located within Manville's certificate of convenience and necessity (CCN) for water and the City of Pflugerville for wastewater. A Manville water line extension will be required to serve the property along the north end of the property. An extension of a City of Pflugerville wastewater line will be required from the east, and is proposed in the south end of the lot.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Holy Word Pflugerville Final Plat.

ATTACHMENTS:

- Location Map
- Holy Word Pflugerville Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:

