

Planning and Zoning: 9/17/2018

Agenda Item: 2018-7056

Case No. PP1805-01

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SUBJECT: Approving a Preliminary Plan for Victory City Church; a 12.840-acre tract of land out of the Thomas G. Stewart Survey, Abstract No. 689; in Pflugerville, Texas. (PP1805-01)

BACKGROUND/DISCUSSION

Location: The subject property is located at southwest corner of the Wilke Lane and Huntingtower Castle Boulevard intersection, just east of N. Heatherwilde Boulevard and directly south of SH45.

Request:

The Victory City Church preliminary plan will provide two (2) lots fronting Wilke Lane; Lot 1A and 2A.

Analysis: The subject property is zoned Corridor Urban Level 4 (CL4). Lot 1A and 2A both meet the minimum lot size requirements and front onto two streets: Wilke Lane and Huntingtower Castle Boulevard. The proposed preliminary plan defines the land use for Lot 1A, a 7-acre tract, as a Place of Worship land use and commercial for Lot 2A, a 5.84-acre tract.



Transportation:

Wilke Lane is an Existing Collector and frontage road has a variable width Right-of-Way. Huntingtower Castle Boulevard is classified as an Existing Collector level street with a variable width Right-of-Way. The preliminary plan's configuration provides access to and from the site from the north from Wilke Lane. All proposed driveway locations onto the frontage road, Wilke Lane, will require TxDOT approval prior to the construction plan or site plan approval of the driveways. Pedestrian accessibility is provided to the site by the following pedestrian connections: an existing 6-ft sidewalk along both Wilke Lane and Huntingtower Castle Boulevard.

Water & Wastewater Service:

The subject property is located within the City's CCN (Certificate of Convenience and Necessity) for water and wastewater utility service. Extensions of public lines necessary to serve all lots have been

included in the preliminary plan. The Applicant coordinated with Public Works to dedicate easements for future Capital Improvement Utility Projects for the City of Pflugerville, which are depicted on the preliminary plan.

Parkland:

No parkland is required to be dedicated with this commercial subdivision.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements for a Preliminary Plan; therefore, Staff recommends approval of the Victory City Church Preliminary Plan.

ATTACHMENTS:

- Location Map

LOCATION MAP

