



City of Pflugerville

Legislation Text

File #: 2020-8756, **Version:** 3

Approving a Preliminary Plan for Hill Country Bible Church; a 48.126-acre tract of land out of the John Van Winkle Survey Abstract No. 786 and the E. Bebee Survey, Abstract No. 53; in Pflugerville, Texas. (PP2010-01)

The subject property is located generally southeast of the Wilke Ln and Pflugerville Pkwy intersection, encompassing land between Pflugerville Pkwy and Black Locust. The property is currently zoned General Business 1 (GB1) district and Retail (R) district. The property is currently zoned General Business 1 (GB1) district and Retail (R) district. A rezoning of the property to Planned Unit Development is planned for approval on second reading by City Council on February 9, 2021. The preliminary plan proposes to divide the existing tract into seven total lots to establish opportunities for future development of the property. Lots 1-4 and 7 will have frontage along Pflugerville Pkwy, while Lots 5 and 6 will have frontage along Black Locust. Lot 7 is a remnant tract that will remain in control by the existing church. A total of 5 phases are proposed, with Phase 1 consisting of Lot 3. A minor collector is proposed along the western extent of the property to provide access between E. Pflugerville Pkwy and Black Locust per the Master Transportation Plan, while also providing a connection to Amarylis Dr. A multi-family development consisting of 196 units is proposed on Lot 3, requiring 2.6 acres of parkland. The Parks and Recreation Director has approved parkland fee in lieu for this development and will be provided with the final plat. The park development fee is proposed to be provided through improvements on the property and will require a bond to be posted with the final plat.

The proposed subdivision meets the minimum state and local requirements and staff recommends approval.

Jeremy Frazzell, Asst. Planning Director