



City of Pflugerville

Legislation Text

File #: 2020-8100, **Version:** 4

Approving a Preliminary Plan Revision for Villages of Hidden Lake; affecting an approximate 17.65-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in Pflugerville, Travis County Texas. (PP1911-01)

The property is located on the south side of Kelly Ln, on both sides of Hidden Lake Drive. The preliminary plan revision is only for the approximate 17.65 acres located in the northern portion of the Villages of Hidden Lake subdivision and includes land in the city limits zoned Agriculture/Development Reserve (A) and in the ETJ. The proposed revision is intended to further define the originally approved two commercial areas by establishing lot lines and creating four total commercial lots (one lot has existing cell tower), one director's lot for the MUD, two drainage/open space lots for the floodplain and existing drainage facilities, and one drainage/landscape lot. The drainage/open space lots and the drainage/landscape lot are located within the city limits, while the three commercial lots and director's lot located along Kelly Ln are in the ETJ. The remainder of Villages of Hidden Lake neighborhood is in the ETJ. Right of way dedication necessary for the expansion of Kelly Ln has been identified in this revision and will be established with the future final plat. Utility service will be provided in accordance with the consent agreement for the Northeast Travis County Municipal Utility District and in accordance with a recently approved development agreement with the commercial property owner. Required extensions of utility lines have been provided in the preliminary plan to serve all lots. No parkland is proposed or required with the commercial land use.

The preliminary plan revision meets the minimum local requirements and staff recommends approval. With a portion of the development located in the ETJ, the preliminary plan revision remains subject to Travis County Commissioner Court approval. If adjustments become required by the Commissioner's Court prior to approval, the preliminary plan revision may be subject to reconsideration by the Planning and Zoning Commission.

Jeremy Frazzell, P&DS Asst. Director