



# City of Pflugerville

## Legislation Text

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**File #:** 2021-8849, **Version:** 1

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Approving a Development Agreement by and between the City of Pflugerville and BLD VOHL 6A-1, LLC associated with 5.06 acres of land along Hidden Lake Blvd at Kelly Lane.

BLD is the owner of approximately 5.06 acres of land located south of Kelly Lane, either side of Hidden Lake Blvd, in the City's ETJ. The property is also within the Northeast Travis County Utility District that is dominated by the Villages of Hidden Lake Subdivision.

Through this Development Agreement, as noted in the recitals, is to detail the terms and conditions regarding the construction, use, and maintenance of water and wastewater improvements and other area infrastructure, including the dedication of additional right-of-way to be included in the final plat for the proposed development of the Parcels. The Additional ROW is being provided to facilitate the City's installation of "Road Signal Improvements".

Section 2.01 provides phase 1 wastewater improvements that include providing an 8-inch gravity wastewater line, with a grinder pump and 4-inch force main to convey wastewater from the subject property to an existing sanitary sewer manhole to the south. To accommodate the ultimate wastewater needs in the region, a wastewater easement will provided of anticipation an east-west wastewater gravity line to be extended in the future as noted in Section 2.02.

Operation and Maintenance of all wastewater facilities will be the responsibility of the City of Pflugerville consistent with existing agreements applicable to the District. (Section 2.04)

The City is agreeing to provide an aggregate of 15 living unit equivalents of water and wastewater to the property. The property is currently within the City's wastewater CCN and Manville's water CCN. (Sections 2.05 and 2.06)

Because the property is not subject to zoning in Travis County, this Development Agreement provides certainty for the development of the property in Article 3 by defining permitted uses and other development regulations applicable to the project as well as defining a development plan, driveway locations, as well as specific access and screening requirements of the grinder pump.

### **Prior City Council Action**

n/a

### **Deadline for City Council Action**

Action is requested on January 12, 2021, but there is no specific deadline for action.

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:** n/a

**1295 Form Required?** Yes  No

**Legal Review Required:** N/A  Required  Date Completed: 12/23/2020

**Supporting documents attached:**

Development Agreement

**Recommended Action**

Approve the Development Agreement.