



City of Pflugerville

Legislation Text

File #: RES-0892, **Version:** 1

Approving a resolution authorizing the City Manager to execute a roadway participation agreement with Hill Country Bible Church to establish terms for the future extension of Wilke Ridge Lane through the church property.

The property consists of approximately 48 acres of land located along the south side of E. Pflugerville Pkwy, generally southeast of the E. Pflugerville Pkwy and Wilke Ridge Ln intersection. The property contains street frontage along E. Pflugerville Pkwy to the north and Black Locust to the south. In February 2021, a rezoning to Planned Unit Development (PUD) was approved for the property. The immediate intent of the PUD was to include an age restricted (55+) multi-family development in the eastern portion of the property. Future retail/office is anticipated in the eastern portion of the property and a future expansion of the church land use is anticipated in the west. The extension of Wilke Ridge Lane from E. Pflugerville Pkwy to Black Locust was identified to be provided along the western portion of the property in accordance with the Master Transportation Plan but completed as an alternative cross section to help minimize any negative effects on the adjacent conforming single family neighborhood. The right of way dedication was identified in the PUD to be addressed as a separate agreement with the City.

The right of way agreement for Wilke Ridge Lane has been in review along with the other development applications for the property. The agreement identifies the right of way for Wilke Ridge Lane to be included in the final plat for Hill Country Bible Church with a 50-ft right of way dedication and a separate 10-ft pedestrian access easement to account for the 10-ft wide sidewalk proposed in the cross section in the PUD. The 10-ft wide sidewalk is planned to be constructed with the first phase of development and located in a manner that is not anticipated to be impacted once the Wilke Ridge Lane road is constructed. The agreement further identifies along with the full right of way dedication, the church will pay for 30% construction plans for the design of the roadway, and provide for an easement with detention to account for the drainage related to the future road. The agreement states that the dedication, 30% construction plans, and detention pond capacity with easement shall constitute the church's obligation for the Wilke Ridge Lane roadway extension and as such, the church is not responsible for the actual construction of the roadway.

The roadway dedication has been provided through the recorded plat (Doc. No. 202100132), staff has reviewed the 30% construction plans and is accepting of the design as provided. Staff recommends approval of the roadway agreement.

Prior City Council Action

City Council approved the Planned Unit Development in February 2021.

Deadline for City Council Action

None.

Funding Expected: Revenue ___ Expenditure ___ N/A _

Budgeted Item: Yes ___ No ___ N/A x

Amount: _____

1295 Form Required? Yes ___ No x

Legal Review Required: ___ Required X Date Completed: Agreement approved 6/21/2021, Resolution approved 7/6/2021

Supporting documents attached:

1. General Location Map
2. Hill Country Bible Church Roadway Agreement
3. Resolution

Recommended Action

Approve the resolution authorizing the City Manager to execute a roadway participation agreement with Hill Country Bible Church to establish terms for the future extension of Wilke Ridge Lane through the church property.