

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/20/2021	<b>Staff Contact:</b>	Jeremy Frazzell, P&DS Asst. Director
<b>Agenda Item:</b>	2021-0973	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP2103-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for TCESD 2 Weiss Ln Subdivision Preliminary Plan; a 3.00-acre tract of land out of the Wiehl J Arch Survey No. 8, Abstract No. 802; in Pflugerville, Texas. (PP2103-02)

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**LOCATION:** The subject property is located generally southeast of the Weiss and Wolf Pack Dr. intersection, along the east side of Weiss Ln.

**ZONING:** The property is zoned Agriculture/Development Reserve (A) district.

**ANALYSIS:**

The preliminary plan is intended to establish a one lot subdivision out of an existing approximate 143-acre tract owned by the Pflugerville Independent School District. The property currently contains Weiss High School, Carpenter Elementary, and Bohls Middle School and the proposed division will establish a legal lot for the Travis County Emergency Services District No. 2 to construct a new fire station at the northwest corner of the tract. The preliminary plan establishes the one lot with the remainder identified as a remnant tract, not proposed to be platted at this time.

**TRANSPORTATION:**

No right of way dedication is required with this subdivision.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan.

**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- TCESD 2 Weiss Ln Subdivision Preliminary Plan (separate attachment)

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**LOCATION MAP:**

