

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/01/2021	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>Agenda Item:</b>	2021-1165	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.</b>	PP2102-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Tacara at Weiss Ranch Preliminary Plan; a 14.636-acre tract of land out of the E. Kirkland Survey No. 7, Abstract No. 458; in Pflugerville, Texas. (PP2102-01)

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**LOCATION:** The subject property is located generally southeast of the Weiss Lane and E Pflugerville Parkway intersection, just south of Lake Pflugerville.

**ZONING:** The property is a corridor district zoned Urban: Level 4 (CL4) district.

**ANALYSIS:**

The preliminary plan is intended to establish a one lot vertical mixed-use development containing 300 multi-family residential units. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Unified Development Code. The preliminary plan depicts a 50-foot-wide vegetative buffer along the south side of the future development adjacent to the residential property to the south.

**TRANSPORTATION:**

A Traffic Impact Analysis was submitted in January 2021 and revised in May 2021 and received approval October 1<sup>st</sup>, 2021. The TIA proposed two full access driveways along E. Pflugerville Parkway and one right-in/right-out driveway along Weiss Lane. The study area for the TIA includes the E. Pflugerville Parkway and Weiss Lane intersection as the proposed driveways. The City's Transportation Master Plan (TMP) shows E. Pflugerville Parkway to be a Major Arterial (4-lane) roadway. The City's CIP team is currently in the design phase of this project. The preliminary plan shows dedication of land 10 feet wide along E. Pflugerville Parkway for right-of-way (ROW) dedication. The TMP depicts Weiss Lane as a Major Arterial (6-lane) roadway. This roadway has already been improved in the area adjacent to the proposed Tacara at Weiss Lane development.

**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. The public wastewater lines will be brought to the property from Jesse Bohls Road to the north and will be located inside the ROW. The line is depicted to serve the property and connect to the property to the south pursuant to the Unified Development Code. This wastewater line will require the developer to submit construction plans to be reviewed by the City Staff. There is an existing 30-foot-wide water utility and access easement along E. Pflugerville Parkway and existing water lines.

**STAFF REPORT**

**PARKLAND:**

The required amount of Parkland Dedication is a total of 3.96 acres. On November 19<sup>th</sup>, 2021, the Parks and Recreation Commission approved the proposal to pay a fee-in-lieu for the land dedication. The fee-in-lieu is \$130,680. The Park Development Fee required is \$148,800.

**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Tacara at Weiss Ranch Preliminary Plan (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**

