

STAFF REPORT

Planning and Zoning:	12/06/2021	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2021-1166	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP2104-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Tacara at Weiss Ranch Final Plat; a 14.635-acre tract of land out of the E. Kirkland Survey No. 7, Abstract No. 458; in Pflugerville, Texas. (FP2104-01)

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 zoned Urban: Corridor Level 4 (CL4) district.

ANALYSIS:

The final plat is intended to establish one 14.635-acre lot. 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.

TRANSPORTATION:

A Traffic Impact Analysis was submitted in January 2021, revised in May 2021, and received approval October 1st, 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 a 10-foot-wide right-of-way dedication along E. Pflugerville Parkway. 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, PP2102-01. A 15-foot wastewater easement and a 15-foot water easement have been dedicated via separate instruments along Weiss Lane.

PARKLAND:

The required amount of Parkland Dedication is a total of 3.96 acres. On November 19th, 2021, the Parks and Recreation Commission approved the proposal to pay a fee-in-lieu for the land dedication. The fee-in-lieu to be paid is \$130,680. The Park Development Fee required is \$148,800. These fees will be required prior to plat recordation.

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STAFF RECOMMENDATION:

The Final Plat meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Tacara at Weiss Ranch Final Plat (separate attachment)

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LOCATION MAP:

