

**STAFF REPORT**

<b>Planning and Zoning:</b>	5/4/2026	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>Agenda Item:</b>	2026-0467	<b>E-mail:</b>	Kristing@pflugervilletx.gov
<b>Case No.</b>	RP2026-000062	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a public hearing and consider an application to replat Lakeside Meadows Phase 1 right-of-way. An approximate 2.146-acre tract of land situated in the E. Kirkland Survey No. 7, Abstract No. 458, in Pflugerville, TX, in order to correct right-of-way dedication, to be known as the Partial Replat of Lakeside Meadows- Phase 1 (RP2026-000062) .

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**LOCATION:** The property is located generally northwest of the E. Pecan Street and Weiss Ln intersection.

**ZONING:** Lakeside Meadows Planned Unit Development (PUD) district.

**ANALYSIS:**

The proposed final plat was approved by the Planning & Zoning Commission December 2022. The replat adjusts the location of the right-of-way dedication to match the Lakeside Meadows Phase 6 and 7 final plat right-of-way dedication. The preliminary plan was revised in December 2024 to change the lot configuration of Lakeside Meadows phases 6 and 7 from a condo project to single-family attached fee simple lots. The adjustment at that time changed the established right-of-way placement, and it no longer matched the recorded Lakeside Meadows Phase 1 plat. This replat makes the necessary adjustments to align the right-of-way dedication.

**TRANSPORTATION:**

The final plat for Lakeside Meadows Ph. 1 establishes two main spine roadways (Balaton Blvd. and Colorado Sand Dr.). Balaton Blvd is a new north/south collector and will provide a connection between SH 130 frontage road and Pflugerville Pkwy. A 10' wide sidewalk will be provided along both sides of Balaton Blvd and Colorado Sands Dr. within the development.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville. Extensions necessary to serve the development were provided with the Phase 1 construction plans and have been accepted by the city.

**PARKS:**

This replat does not modify the established parkland dedication that was provided with the Lakeside Meadows Phase 1 plat.

**STAFF RECOMMENDATION:**

The final plat meets all state and local requirements and staff recommends approval conditioned on final TIA approval prior to recordation.



Pflugerville  
Planning & Zoning  
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**ATTACHMENTS:**

- Location Map
- Final Plat

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**LOCATION MAP:**

