
STAFF REPORT

Planning & Zoning:	8/3/2026	Staff Contact:	Jeremy Frazzell, Principal Planner
Agenda Item:	2026-0648	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	PP2026-000122	Phone:	512-990-6300

SUBJECT: Approving a preliminary plan for Broadstone Weiss; a 20-acre tract located generally southwest of the Weiss Lane and Pleasanton Pkwy intersection, out of the Kirkland Survey No 7, Abstract No. 458 in Travis County, Texas. (PP2026-000122).

LOCATION:

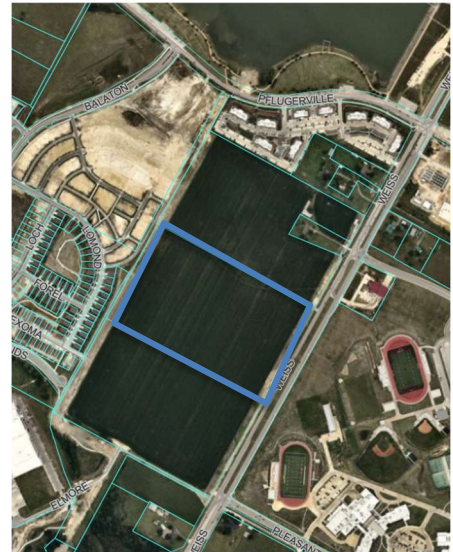
The subject tract consists of approximately 20 acres located generally southwest of the Weiss Lane and Pleasanton Pkwy intersection.

ZONING:

The property is zoned Urban Level 4 district (CL4) and was approved for a Specific Use Permit to allow multi-family on the property with conditions in 2023.

ANALYSIS:

The Broadstone Weiss Preliminary Plan consists of two lots on approximately 20 acres of land located generally southwest of the Weiss Lane and Pleasanton Pkwy intersection. The property is zoned CL4 and was approved with a Specific Use Permit (SUP) in 2023 to allow for a horizontal mixed use development (Ordinance No. 1582-23-02-28). Based on the ordinance, a max of 354 units is permitted provided a minimum of 1.98 acres fronting Weiss Lane provide a minimum of 13,800 sf of retail and restaurant use. The proposed preliminary plan establishes two lots for future development, meeting the size requirement outlined in the SUP for the different land use types. As development occurs on the property, the additional conditions outlined in the SUP ordinance will be applicable or require consideration of an amendment.



TRANSPORTATION:

The tract is bound to the east by Weiss Lane and access to the site from Weiss will be determined at time of site development. No right of way dedications were required however compliance with the new Mobility Master Plan cross sections will be required at time of development. A cross access easement providing a vehicular connection to both the north and south was discussed during the SUP consideration and is proposed with the preliminary plan. The easement will be established prior to final plat consideration.

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UTILITY PROVIDERS:

The subject tract is located within the City of Pflugerville water and wastewater service area. Off-site extensions of wastewater to serve the area is required and included in the preliminary plan.

STAFF RECOMMENDATION:

The preliminary plan meets all local requirements and can be approved.

ATTACHMENTS:

- Location Map
- Zoning Map
- Preliminary Plan

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LOCATION MAP



ZONING MAP



Zoning Districts

- A - Agriculture/Conservation District
- SF-E - Single Family Estate District
- SF-S - Single Family Suburban Residential District
- SF-R - Single Family Residential District
- SF-MU - Single Family Mixed Use Residential District
- 2-F - Two Family Residential District
- MF-10 - Multi-Family 10 Residential District
- MF-20 - Multi-Family 20 Residential District
- MH - Manufactured Housing District
- NS - Neighborhood Services District
- O - Office District
- R - Retail District
- GB1 - General Business 1
- GB2 - General Business 2
- CI - Campus Industrial District
- LI - Light Industrial District
- GI - General Industrial District
- PUD - Planned Unit Development
- CL3 - Suburban Level 3 District
- CL4 - Urban Level 4 District
- CL5 - Urban Center Level 5 District
- PF