

**STAFF REPORT**

<b>Planning and Zoning:</b>	05/04/2026	<b>Staff Contact:</b>	Clevan Rodrigues, Planner I
<b>Agenda Item:</b>	2026-0484	<b>E-mail:</b>	clevanr@pflugervilletx.gov
<b>Case No.</b>	FP2025-000347	<b>Phone:</b>	512-990-6228

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**SUBJECT:** Conduct a public hearing and consider an application to replat Lots 22 and 23, Block A, Highland Park North Phase A, Section 1, and to add an additional approximately 1.00-acre parcel of land to establish Lot 1, Block A, Kingston Lacy Boulevard, totaling 16.640 acres within the City of Pflugerville, TX, generally located adjacent to and South of Kingston Lacy Blvd and East of Heatherwilde Blvd (FP2025-000347)

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**LOCATION:**

The proposed replat and final plat, consisting of approximately 16.640 acres, is generally located south of Kingston Lacy Blvd and east of Heatherwilde Blvd.

**ZONING:**

The properties are zoned Agriculture (A), which identifies areas where agricultural uses may be appropriate and may serve as an interim zoning district for land that is relatively undeveloped but identified with growth potential in the Comprehensive Plan. Utilizing this district during an interim period will assist in efficient development while recognizing current conditions.

**ANALYSIS:**

This replat and final plat involve three properties owned by the City of Pflugerville. Lots 22 and 23, Block A, Highland Park North Phase A, Section 1, contain drainage easements and detention ponds. There is also an existing un-platted lot of approximately 1.0 acre adjacent to these two lots. These lots are being combined into one single lot, as platting the one-acre lot alone would create a non-conforming situation. The drainage easements and detention pond will remain, and the one-acre portion will be used for commercial operations.

This replat and final plat are being considered in one document as the properties are owned by a single owner, previously approved plats are not being vacated and existing covenants or easements are not being removed. Texas Local Government Code 212.001(2) defines the term "plat" broadly to include preliminary plats, final plats, and replats, and 212.014 allows a replat to be recorded without vacating the preceding plat.

**UTILITIES:**

These properties are within the City of Pflugerville Water and Wastewater Certificate of Convenience and Necessity (CCN). The properties currently have stub-outs for water and wastewater service.

**STAFF RECOMMENDATION:**

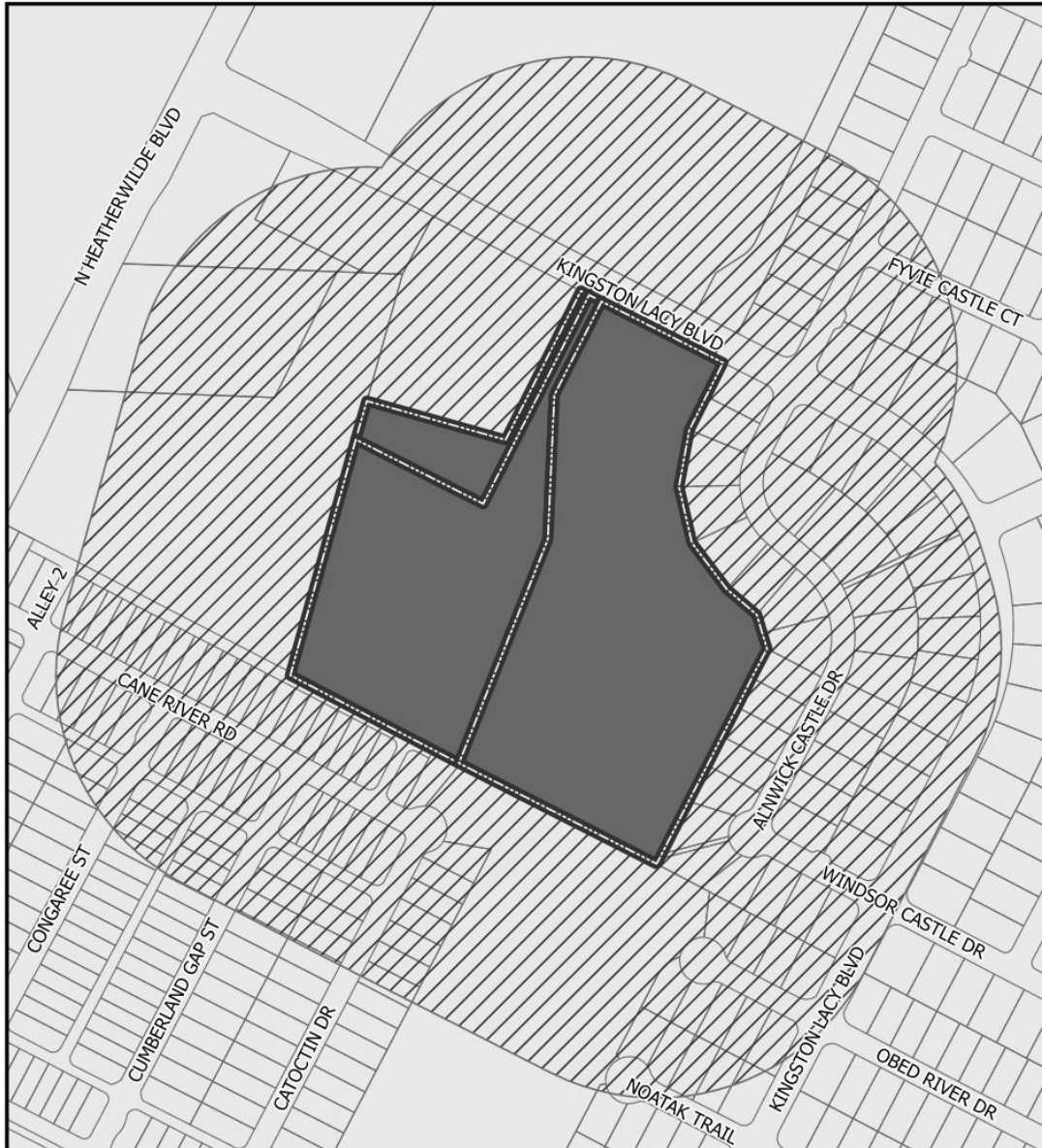
The replat and final plat meet all applicable state and local requirements. Staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Plat Document (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**



<p><b>Pflugerville Kingston Lacy Blvd Reserve A Blk 1</b></p> <p><b>Case Number: FP2025-000347</b></p> <p><b>7/7/25</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> Notification Area</li> <li> City Limits</li> <li> ETJ</li> </ul> <p>0 100 200 400 Feet</p>	<p style="text-align: center;">N</p> <p>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p> <p style="text-align: center;"> <b>PFLUGERVILLE</b> TEXAS</p>	<p style="text-align: center;">Locator Map</p>
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