

**STAFF REPORT**

<b>Planning and Zoning:</b>	5/4/2026	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>Agenda Item:</b>	2026-0468	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	RP2026-000063	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a public hearing and consider an application to replat Lakeside Meadows Phase 4 and 5 right-of-way. An approximate 1.404-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 4 and 5 (RP2026-000063) .

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**LOCATION:** The property is generally northwest of the Pleasanton Pkwy and Weiss Ln intersection.

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

**ANALYSIS:**

The final plat was approved by the Planning & Zoning Commission in January 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 4 and 5 plat. This replat makes the necessary adjustments to align the right-of-way dedication.

**TRANSPORTATION:**

Four local roads are proposed within the final plat. Access to Balaton Blvd. will be provided through Texoma Dr. and Lomond Way. The right-of-way adjustments affect Lomond Way, and its connection to the right-of-way within the Lakeside Meadows Phase 6 and 7 plat.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots have been constructed and accepted by the city.

**STAFF RECOMMENDATION:**

The final plat meets minimum state and local requirements, and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Lakeside Meadows Phase 4 & 5 final replat (separate attachment)

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**LOCATION MAP:**

