

STAFF REPORT

Planning and Zoning:	5/5/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0397	E-mail:	kristing@pflugervilletx.gov
Case No.	FP2024-000401	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Weiss Kelly Subdivision; an approximate 17.722 acres of land out of the Flint Survey No. 11, Abstract No. 277 ; in Travis County, Texas (FP2024-000401).

LOCATION: The subject property is situated approximately southwest of the intersection of Kelly Lane and Weiss Lane.

ZONING: The property is Multi-Family-10 (MF-10), ORD 1535-22-02-08.

ANALYSIS:

The final plat is intended to establish one 17.722-acre multi-family lot to be built out as a for-rent 3 or more attached townhome community.

TRANSPORTATION:

The proposed final plat does not propose any right-of-way dedication, as Kelly Lane and Weiss Lane in this location have the required right-of-way width for full build-out in accordance with the Transportation Master Plan. An access easement is being dedicated for a future roundabout at the intersection of Kelly Lane and Weiss Lane.

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. No lot in this subdivision shall be occupied until connected

PARKLAND:

The required amount of Parkland Dedication is a total of 3.12 acres. The fee-in-lieu dedication for this property is \$135,841.86. The Park Development Fee required is \$117,250.00.

STAFF RECOMMENDATION:

The final plat meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Final Plat

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LOCATION MAP:

