

**STAFF REPORT**

<b>Planning and Zoning:</b>	8/4/2025	<b>Staff Contact:</b>	Jeremy Frazzell, Principal Planner
<b>Agenda Item:</b>	2025-0584	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP2025-000003	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Deck Wilke South, an approximate 31.29-acre tract of land situated in the Peter Conrad Survey No. 71 Abstract No. 200, and the John Van Winkle Survey Section No. 1 Abstract No. 2381 in Pflugerville, Texas, generally located at the northeast corner of N. Heatherwilde Blvd and the SH 45 Service Road to be known as Deck Wilke South Final Plat (FP2025-000003).

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**LOCATION:**

The subject property is located along the north side of SH 45 Service Road, between N. Heatherwilde Blvd and SH 130.

**ZONING:** The property is zoned Urban Center (Level 5: CL5) which allows a mixture of land uses.

**ANALYSIS:**

The final plat consists of 31.219 acres and establishes two lots and an extension of Trinity Acres Lane. As the lots are developed, if a residential use is included, a parkland fee in lieu will be required per the preliminary plan. A note has been added to the plat to clarify the parkland fees will be provided at time of site development for any residential use.

**TRANSPORTATION:**

According to Section 15.16.6 of the Unified Development Code (UDC), blocks that are 1,000 feet or greater in length are required to have established pedestrian routes approximately mid-block. In single family residential subdivisions, the pass throughs are established as lots with a hike and bike trail providing the pedestrian connection between blocks. For commercial subdivisions, sidewalks provided within internal drives are permitted to be considered to meet the requirement through a public access easement or dedicated lot that is maintained by the owner or property owners' association. The preliminary plan for Deck Wilke reflected a pass-through easement through both lots approximately mid-block to account for the UDC requirement. To provide flexibility while also ensuring the UDC requirement is met, a note has been provided on the plat clarifying the pass-through requirement will be established with the future site plans.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines will be required to serve the subdivision and are reflected in the preliminary plan.

**STAFF RECOMMENDATION:**

The proposed final plat meets all local and state requirements and staff recommends approval.

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**ATTACHMENTS:**

- Deck Wilke South Final Plat

**LOCATION MAP:**

