



City of Pflugerville

Legislation Text

File #: 2016-4989, **Version:** 1

Approving a Final Plat for Heritage Lakes at Pflugerville, consisting of two tracts totaling approximately 31.439 acres out of the Edward Flint Survey No. 11, Abstract Nos. 11 and 277, located generally southwest of the Weiss Ln and Kelly Ln intersection in Pflugerville, Travis County, Texas. (FP1605-03)

The property is located along the south side of Kelly Ln, generally southwest of the Kelly Ln and Weiss Ln intersection. The property was recently rezoned from Agriculture/Conservation (A) to Retail (R) district (Ordinance No. 1238-15-11-24). The proposed development is planned to be developed in one phase as a cohesive development, providing multiple medical and retail services as well as living environments tailored toward seniors. The subdivision includes 1 lot accessed through a new public street extending southward from Kelly Ln. Once the residential land use is further defined, parkland requirements will be met as provided with the preliminary plan. Water and wastewater utilities within the development will be provided by Manville and City of Pflugerville, respectively. As noted on the preliminary plan, current assumptions for land uses indicate a Traffic Impact Analysis (TIA) is not required at this time. As individual uses are finalized, an update to the assumptions may be required and subsequently result in a cumulative trip generation that warrants further analysis or a TIA in the future.

The Final Plat meets the minimum local requirements, and Staff recommends approval of the Heritage Lakes at Pflugerville Final Plat.

Jeremy Frazzell, Senior Planner