

STAFF REPORT

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| Planning and Zoning: | 4/5/2021 | Staff Contact: | Jeremy Frazzell, Asst. Planning Director |
| Agenda Item: | 2020-8257 | E-mail: | jeremyf@pflugervilletx.gov |
| Case No. | PP2002-01 | Phone: | 512-990-6300 |

SUBJECT: Approving a Preliminary Plan for Lakeside Meadows; an approximate 320-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162 and the E. Kirkland Survey, Abstract No. 458; in Pflugerville, Texas. (PP2002-01)

LOCATION: The property is located generally southwest of the E. Pflugerville Pkwy and Weiss Ln intersection.

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

ANALYSIS:

The preliminary plan proposes to establish the mixed use development located between Wilbarger Creek and E. Pflugerville Pkwy in accordance with the PUD. The preliminary plan includes a total of 246 single family lots, 21 attached residential lots, 8 mixed use lots, 2 campus lots, 2 commercial lots, 1 multi-family lot, and 29 open space/parkland lots that will be dedicated with their respective final plats and residential land uses. The configuration of the development with mixture of land uses, density, and timing for dedication are consistent with the PUD.

TRANSPORTATION:

Right of way associated with internal roads has been included in the preliminary plan including the north/south road that will connect the frontage road with E. Pflugerville Pkwy and the approximate east/west extension of Pleasanton Pkwy/Colorado Sand Dr. Additional internal, local streets will serve the single family detached and attached neighborhoods (RV-1, RV-2, RV-3). All streets will be public and maintained by the City of Pflugerville. A TIA has been approved by the City of Pflugerville and is currently in review by TxDOT and Travis County. Any adjustment to road alignments or additional right of way due to findings of other jurisdictions may require a revision to the preliminary plan.

UTILITIES:

Utility service will be provided by the City of Pflugerville and extension lines necessary to serve all lots have been included in the preliminary plan. Off-site extensions of wastewater to serve this preliminary plan has been approved through a separate off-site public infrastructure construction plan.

TREES:

Tree mitigation will be required prior to any tree being removed.

STAFF RECOMMENDATION:

The preliminary plan meets all minimum local requirements and staff recommends approval.

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ATTACHMENTS:

- Location Map
- Lakeside Meadows Preliminary Plan

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LOCATION MAP:

