

STAFF REPORT

Planning and Zoning:	12/5/2022	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2022-1142	E-mail:	kristing@pflugervilletx.gov
Case No.	2022-9-PP	Phone:	512-990-6300

SUBJECT: Approving a revision to the approved Preliminary Plan for Lakeside Meadows; and approximately 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, to be known as the Lakeside Meadows Preliminary Plan revision (2022-9-PP).

LOCATION: The property is generally located at the southwest corner of East Pflugerville Parkway and Weiss Lane Intersection.

ZONING: The property is zoned as the Lakeside Meadows Planned Unit Development.

ANALYSIS:

The original preliminary plan was approved April 5, 2021 by the Planning and Zoning Commission. This proposed amendment shows transportation changes to the extension of Colorado Sands Blvd., which requires P & Z approval.

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 is included in the preliminary plan, including the north/south road that will connect the frontage road with E. Pflugerville Pkwy. A portion of Colorado Sand Dr. is also proposed through this preliminary plan. 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 revision was submitted with the preliminary plan to ensure assumptions regarding Colorado Sand Dr. connecting to Weiss Lane were accommodated now that the full extension is not proposed in this preliminary plan revision.

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.

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PARKLAND:

Parkland was approved through the Planned Unit Development and will be required to be paid prior to recordation of any final plats.

STAFF RECOMMENDATION:

The preliminary plan meets minimum requirements and staff recommends approval conditioned on final TIA approval.

ATTACHMENTS:

- Location Map
- Preliminary Plan

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LOCATION MAP:

