

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/4/2023	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>Agenda Item:</b>	2023-1158	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	FP2023-000037	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Lakeside Meadows Phase 6 & 7; an approximate 27.407acre tract of land out of the W Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas to be known as the Lakeside Meadows Phase 6 & 7 Final Plat (FP2023-000037).

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**LOCATION:** The property is generally southeast of the East Pflugerville Parkway and Balaton Boulevard intersection.

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

**ANALYSIS:**

The final plat proposes to establish thirty-seven (27) residential lots and twenty-three (23) open space and drainage lots in the RV-1 portion of the Lakeside Meadows PUD. Located generally north in the development, access to the area will be through the north/south collector road known as Balaton Blvd which will provide a connection between Pflugerville Parkway and SH 130 Frontage Road.

**TRANSPORTATION:**

The final plat proposes four (4) new public roads and eight (8) public alleys that will be privately maintained by the HOA. The maintenance agreement for the care of the alleys will be approved with the public construction plans.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are required to be constructed/accepted or fiscal posted prior to recordation.

**STAFF RECOMMENDATION:**

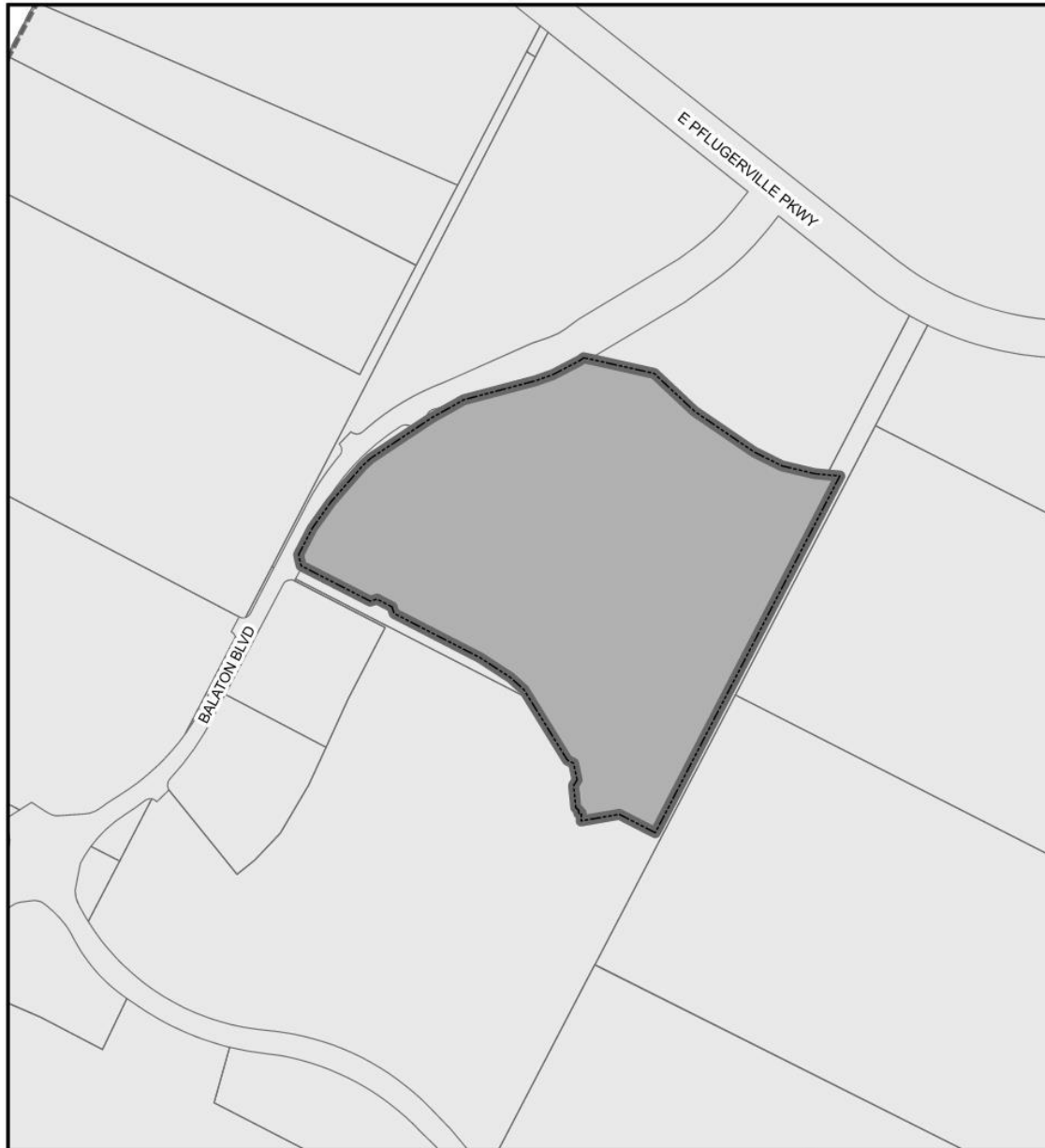
The final plat meets minimum state and local requirements, and staff recommends approval.








**ATTACHMENTS:**

- Location Map
- Final Plat (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**



<p><b>Lakeside Meadows Ph 6 &amp; 7</b></p> <hr/> <p><b>Case Number: FP2023-000037</b></p> <hr/> <p><b>4/3/23</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> City Limits</li> <li> ETJ</li> </ul> <p> Feet</p>	<p style="text-align: center;"></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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