

STAFF REPORT

Planning and Zoning:	11/6/2023	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2023-1096	E-mail:	Samanthaf@pflugervilletx.gov
Case No.	FP2023-000065	Phone:	512-990-6323

SUBJECT: Approving a Final Plat with conditions listed in the item for Meadowlark Preserve, Phase 1, an approximately 40.175-acre tract of situated in the John Leisse Survey, Section No. 18, Abstract No. 496, of Travis County, Texas, generally located south and east of Jesse Bohls Road and west of Cameron Road, to be known as Meadowlark Preserve Phase 1 Final Plat (FP2023-000065).

LOCATION:

The subject property is located generally south and east of Jesse Bohls Road and west of Cameron Road.

ZONING:

The property has a zoning of Planned Unit Development (PUD) which was approved through ordinance 1609-23-09-26.

ANALYSIS:

The final plat is intended to establish a total of 146 lots including 128 single family lots, 12 open space and/or drainage easement lots, 3 public park lots, 2 public parkland and/or drainage easement lots, and 1 amenity center lot. Phase 1 has a Right-of-Way total of 13.740 acres, with 6.564 acres being Right-of-Way dedication.

TRANSPORTATION:

A Traffic Impact Analysis was submitted with the Preliminary Plan and has been reviewed by the city and county. The approved Preliminary Plan (PP2023-000064) provides for two phases of development, which collectively make up the extension of East Pflugerville Parkway between Jesse Bohls Drive and Cameron Road and dedicates an additional 30' of right of way to Cameron Road. This extension will require an effort from the City of Pflugerville and Travis County.

The corner at which Jesse Bohls Road curves at approximately 90 degrees before intersecting with Cameron Road is currently under review for setting a speed limit that is reduced from the design speed. The design speed associated with the curve angle is currently considered to be unsafe by engineering standards and a speed limit reduction to 35 miles per hour has been proposed and placed on the upcoming City Council agenda on 11/14/2023.

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UTILITIES:

The property is located within the Manville water CCN and the City of Pflugerville's wastewater district. A regional lift station for wastewater will be installed along with force main improvements, which are anticipated to be completed by June 31, 2024. In the event that the regional lift station and force main improvements are not operational by this date, the City of Pflugerville shall provide pump and haul services at no cost to the developer until such time as the regional lift station and force main are operational. A wastewater line will be extended from the site of the regional lift station and will be brought to the property with a connection along Cameron Road and will be located within open space lots and drainage easements.

PARKLAND:

The required amount of Parkland Dedication for Phase 1 is 2.53 acres, and 7.28 acres of parkland will be provided. Per the Meadowlark Preserve Development Agreement, approved through Resolution 1997-22-10-11-1040, the public and private parks and trails provided shall be privately owned and maintained by the Meadowlark Preserve Homeowners Association.

STAFF RECOMMENDATION:

The Final Plat meets minimum requirements and staff recommends approval with the condition that City Council approves the speed limit proposed for the approximately 90 degree turn on Jesse Bohls Road, which has been reduced from the design speed.

ATTACHMENTS:

- Location Map
- Meadowlark Preserve Phase 1 Final Plat (separate attachment)

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LOCATION MAP:

