

**STAFF REPORT**

<b>Planning and Zoning:</b>	10/7/2024	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>Agenda Item:</b>	2024-1009	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	PP2024-000287	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a third revision to the approved Preliminary Plan for Lakeside Meadows; an 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 Second Revision (PP2024-000287).

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

**ZONING:** The property is zoned Planned Unit Development (PUD), known as the Lakeside Meadows PUD.

**ANALYSIS:**

The Lakeside Meadows PUD was established in 2020 (ORD1728-20-01-28) as a mixed-use development with land uses that range from single-family residential to campus industrial. The original preliminary plan was approved April 5, 2021, by the Planning and Zoning Commission. The first revision for this preliminary plan was approved December 5, 2022 to reflect transportation changes to the extension of Colorado Sands Boulevard. This amendment revises the lot and street configuration in phases 6, 7, and 8 to reflect the approved changes in the Lakeside Meadows Planned Unit Development (PUD) Revision 1 (ORD-1539-22-02-22).

The preliminary plan proposes to establish the mixed-use development located between Wilbarger Creek and E. Pflugerville Pkwy in accordance with the PUD. This revision increases the attached residential lots and reduces the number of mixed used lots to reflect the approved amendments made to the PUD in February 2022. The preliminary plan includes a total of 246 single family lots, 198 attached residential lots, 5 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.

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### **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.

### **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:**

