

STAFF REPORT

Planning and Zoning:	12/5/2022	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2020-8421	E-mail:	Kristing@pflugervilletx.gov
Case No.	FP2005-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lakeside Meadows Ph. 1; an 170.342-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; and E. Kirkland Survey, Abstract No. 458, Travis County, in Pflugerville, Texas, generally located east of SH 130, North of East Pecan, south of Pflugerville Parkway, and west of Weiss Lane, to be known as the Lakeside Meadows Ph. 1 Final Plat Revision (FP2005-02).

LOCATION: The property is located generally northwest of the E. Pecan Street and Weiss Ln intersection.

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

ANALYSIS:

The proposed final plat was approved by the Planning & Zoning Commission July 2021 but was not recorded. The proposed revision amends the transportation network, therefore was required to be approved by the Planning & Zoning Commission. The final plat revision for Lakeside Meadows Ph. 1 establishes two main spine roadways (Balaton Blvd. and Colorado Sand Dr.), however, Colorado Sand Dr. is no longer proposed to extend the full extent to Weiss Lane and will be constructed by the owner(s) at a later date. The final plat also creates 4 lots, 1 private open space lot/drainage lot, 1 public parkland lot, one private parkland lot, 2 MX-3 lots, 1 commercial lot, and 14.242 acres of right-of-way.

TRANSPORTATION:

The final plat for Lakeside Meadows Ph. 1 establishes two main spine roadways (Balaton Blvd. and Colorado Sand Dr.). Balaton Blvd is a new north/south collector and will provide a connection between SH 130 frontage road and Pflugerville Pkwy. A 10' wide sidewalk will be provided along both sides of Balaton Blvd and Colorado Sands Dr. within the development.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions necessary to serve the development will be provided with the Phase 1 construction plans.

PARKS:

Per the Lakeside Meadows PUD, public parkland is to be provided along the north side of Wilbarger Creek and extend northward toward the extension of Colorado Sand Drive. A 10' hike and bike trail has been depicted within the full extent of the parkland area and includes two creek crossings to the south side of the creek. The full extent of the trail will be constructed with the Phase 1 construction plans.

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The need for private detention ponds was established with the preliminary plan and the ponds were located within a portion of the floodplain area proposed to be dedicated as public parkland. Private detention ponds are not to be in city property and as such, the floodplain area that will be encumbered by the detention ponds has been removed from the public parkland area and is now part of the private parkland and drainage easement lot. The remaining area proposed for dedication as public parkland is anticipated to exceed the minimum parkland required based on the density identified with the preliminary plan. If deficiencies occur as land uses are further determined, additional land may be required.

STAFF RECOMMENDATION:

The final plat meets all state and local requirements and staff recommends approval conditioned on final TIA approval prior to recordation.

ATTACHMENTS:

- Location Map
- Final Plat

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LOCATION MAP:

