

**STAFF REPORT**

<b>Planning and Zoning:</b>	1/3/2022	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2020-8865	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP2011-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Lakeside Meadows Phases 4 and 5; a 29.093-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2011-02)

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**LOCATION:** The property is generally northwest of the Pleasanton Pkwy and Weiss Ln intersection.

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

**ANALYSIS:**

The final plat proposes to establish 100 single family lots in the RV-2 portion and 1 mixed-use lot in the MX-3 portion of the Lakeside Meadows PUD. Located generally central to 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 Pkwy and SH 130 Frontage Road. Within the development, four private open space and drainage easement lots are proposed, which will include a connecting hike and bike trail for amenity and pedestrian connectivity.

**TRANSPORTATION:**

Four local roads are proposed within the final plat. Access to Balaton Blvd. will be provided through Texoma Dr. and Lomond Way. The TIA associated with the Lakeside Meadows development required review by the City of Pflugerville, TxDOT, and Travis County. Without control of outside jurisdictions, the city of Pflugerville approved the TIA and include a note on the preliminary plan identifying no final plats will be recorded until all jurisdictions have approved the TIA. To date, Travis County has still not officially approved the TIA. The pro-rata identified in the TIA that is required to be paid to the city for this phase of development has been paid and Travis County review will not impact the city pro-rata. The final plat will not be recorded until the TIA has been fully approved by Travis County.

**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



Pflugerville  
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- Lakeside Meadows Phase 4 & 5 final plat (separate attachment)

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**LOCATION MAP:**

