

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/6/2023	<b>Staff Contact:</b>	Samantha Fleischman, Planner I
<b>Agenda Item:</b>	2023-1093	<b>E-mail:</b>	Samanthaf@pflugervilletx.gov
<b>Case No.</b>	PP2023-000064	<b>Phone:</b>	512-990-6323

---

**SUBJECT:** Approving a Preliminary Plan with conditions listed in the item for Meadowlark Preserve; a 97.882-acre tract of land situated in the John Leisse Survey, Section No. 18, Abstract No. 496 in Travis County, Texas; and a .224-acre tract of land situated in the John Leisse Survey, Section No. 18, Abstract No. 496 in Travis County, Texas (PP2023-000064).

---

**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 preliminary plan is intended to establish a single-family development containing 425 total lots, with 375 lots being for single-family residential, 1 lot for an amenity center, 28 lots for open space and easement, 11 lots for public parkland and/or drainage easements, and 10 lots for Right-of-Way dedication. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Planned Unit Development (PUD) approved for this development.

**TRANSPORTATION:**

A Traffic Impact Analysis was submitted in October 2022, was revised in February 2023 and received approval in October 2023. The Traffic Impact Analysis proposed six full access driveways, two along Jesse Bohls Drive, two driveways along Cameron Road, and two driveways along the future extension of Pflugerville Parkway.

The City's Transportation Master Plan (TMP) shows E. Pflugerville Parkway to be a Major Arterial (4-lane) roadway. The City's Capital Improvement Program (CIP) team, in conjunction with Travis County, is currently in the design phase of the extension of East Pflugerville Parkway. This project will extend Pflugerville Parkway down Jesse Bohls Road and will connect to Cameron Road. The preliminary plan shows dedication of land 120 feet wide for the future extension of East Pflugerville Parkway, as well as a 30' right of way dedication along Cameron Road.

The corner at which Jesse Bohls Road curves at approximately 90 degrees before intersecting with Cameron Road is currently under review for a speed limit reduction. The design speed associated with the curve angle is currently considered to be unsafe by engineering standards and a speed limit

**STAFF REPORT**

reduction to 35 miles per hour has been proposed and placed on the upcoming City Council agenda on 11/14/2023.

**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 is a total of 7.43 acres. The total public parkland to be provided is 12.31 acres. 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. The Parkland Development Fee is \$279,375.

**STAFF RECOMMENDATION:**

The preliminary plan 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 Preliminary Plan (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**

