

STAFF REPORT

Planning and Zoning:	1/3/2022	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2020-8865	E-mail:	kristing@pflugervilletx.gov
Case No.	FP2101-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lakeside Meadows Phase 3; a 17.831-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2101-03)

LOCATION: The property is located generally northwest of the E. Pecan Street and Weiss Ln intersection, east of SH 130, and south of East Pflugerville Parkway.

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

ANALYSIS:

The final plat proposes to establish 62 single family lots in the RV-3 portion of the Lakeside Meadows PUD. Located generally central to the development, access to the neighborhood will be through the north/south collector road currently proposed as Balaton Blvd. which will provide a connection between Pflugerville Pkwy and SH 130 Frontage Road. Within the development, two private open space and drainage easement lots are proposed, which will include a connecting hike and bike trail for amenity and pedestrian connectivity. The final plat meets all standards in the PUD as well as updated standards in the proposed PUD amendment.

TRANSPORTATION:

Four local roads are proposed within the final plat. Access to Colorado Sands Drive will be provided through Starnberg Bend and Ammersee Lane. 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 identified in the preliminary plan and will be constructed prior to recordation, unless necessary fiscal has been posted.

STAFF RECOMMENDATION:

The final plat meets minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map

LOCATION MAP:

