



City of Pflugerville

Legislation Text

File #: RES-1040, **Version:** 1

Discuss and consider action to approve a resolution authorizing the City Manager to execute a Development Agreement for Meadowlark Preserve.

Meadowlark Development is a proposed project at the southwest corner of Jesse Bohls Drive and Cameron Road. The project is currently in Pflugerville's Extraterritorial Jurisdiction (ETJ). As part of this agreement, the developer will request annexation of the project into the city limits. The project consists of approximately 98.1 acres and is intended to be developed with 375 single family dwellings. The project is bisected by the future extension of Pflugerville Parkway, consists of a variety of lot sizes, parkland and open space amenities.

This area is shown in the Aspire Pflugerville 2040 Comprehensive Plan as appropriate for a mixed use neighborhood within the Blackland Prairie District. This place type consists of a variety of building forms and land use types. The Meadowlark Preserve project provides for a mix of housing types, including small lot and bungalow style lots. As the area around the future intersection of Pflugerville Parkway and Cameron Road develops, this project will contribute to the percentage of residential land uses anticipated to support a mixed use neighborhood. As this development progresses through the development process, a specific zoning district will be requested and require approval from the City Council. The housing types proposed in this development agreement address the goal established in the Aspire Plan to diversify the housing supply, types, and locations to meet community needs through each phase of life and the action outlined within the Blackland Prairie District to promote housing diversity in new developments.

The development will dedicate the full width of Pflugerville Parkway and construct two lanes of the facility with a trail on the south and sidewalk on the northside. In addition, to the right of way and construction of Pflugerville Parkway, the developer will be contributing funds for the construction of Pflugerville Parkway outside of the project limits. Landscaping and fencing will be provided between Pflugerville Parkway and the residential structures on the north and south sides of the roadway. In addition to the dedication and construction of Pflugerville Parkway within the project, the Developer will contribute an additional \$3,000 per lot costs related to Pflugerville Parkway East.

Wastewater service will be established through a regional lift station that will be located just southeast of the Meadowlark Preserve project. This will allow for wastewater service to be provided to this area and serviced through the Wilbarger Treatment Facility.

Water service will be provided by Manville Water Corporation.

Parkland and open space will be dedicated to the city for use by the public. A homeowner's association will be established to operate and maintain the parkland, drainage and open space related to the project in perpetuity.

This proposal is related to the Meadowlark Public Improvement District (PID) also on the Council

agenda for October 11, 2022.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: N/A

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: September 21, 2022

Supporting documents attached:

Resolution

Development Agreement

Recommended Action

Motion to recommend approval as presented.