



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 10, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Shadowglen Subdivision Phase 3, Section 1, one hundred and ninety-nine (199) lots on 58.39 acres, more or less, and being located near the intersection of Rector Loop and Fuchs Grove, Manor, Texas.

Applicant: Kimley-Horn

Owner: Meritage Homes of Texas, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It contains 195 single-family lots and 4 open space/drainage lots. The roads surrounding this Section of the development (Rector Loop, Fuchs Grove, Gregg Manor Road, and Gregg Lane) are all Travis County roads. Traffic mitigations for Phase 3 of Shadowglen are being coordinated by Travis County. The County provided in January 2022 the following TIA mitigations:

1. Provide funding in the amount of \$1,695,778 to Travis County to be used toward future Travis County projects along Gregg Manor Road, Fuchs Grove Road, or other projects in the vicinity ("Roadway Improvement Project").
2. In addition, the Developer will bear all cost to design and construct the following:
 - a. Northbound right-turn lane and southbound left-turn lane into the site at the proposed Driveway 3 (Misty Grove Boulevard) on Fuchs Grove Road. The total cost for this construction is estimated to be \$138,000.
 - b. Traffic signal and driveway to accommodate two westbound lanes at the Fuchs Grove Road and Driveway 3 intersection. The total cost is estimated to be \$350,000.
 - c. Northbound right-turn lane at the Fuchs Grove Road and Gregg Manor Road intersection. The total cost is estimated to be \$102,000.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- Conformance Letter

ACTIONS:

<i>Discretion</i>	Non-discretionary
<i>Subdivision Review Type</i>	Alternative
<i>Actions</i>	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Shadowglen Subdivision Phase 3, Section 1, one hundred and ninety-nine (199) lots on 58.39 acres, more or less, and being located near the intersection of Rector Loop and Fuchs Grove, Manor, Texas.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
