



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	June 14, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.

Applicant: Carlson, Brigance & Doering, Inc.

Owner: KB Home Lone Star, Inc.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The property is zoned SF-2 Single Family Standard which allows for minimum 60’ wide lots and a minimum of 7,500 sf. The plat includes a 6.56 acre park (5.48 acres minimum required) that does not include detention and 26.59 acres of open space, which does include 3 detention ponds. This plat also dedicates the rights-of-way for the Anderson Road extension and future Cameron Road. Anderson Road is constructed with this development and through Public Improvement District (PID) funding, the roadway will be constructed through adjacent properties to connect to the New Haven subdivision, where that development will extend it to Gregg Lane.

This development has one connection on FM 973 at the current intersection with Arnhamn Lane that will not be signalized. The TIA for the project has been approved and TxDOT and Travis County are coordinated the mitigations as no existing city streets are impacted.

The current mitigation proposed by TxDOT and Travis County are:

- Improve FM 973 to a 3-lane cross-section of two 12’ travel lanes, one 14’ TWLTL (center turn lane), and two 10’ shoulder from Lusitano to 300’ north of North Schmidt Lane. This would include right turn lanes (RTL) at Arnhamm, the proposed development entrance, and Schmidt Loop. These improvements will require a fiscal donation agreement between the Developer and TxDOT.
- Widen the existing Anderson Rd from the property to Schmidt Ln to match a Local Street cross-section (TCM ver, 8/7/2020, Appendix H, Figure 1-22) since adequate ROW is not available for the Neighborhood Collector Street cross-section (TCM Figure 1-28) proposed in the report. This improvement will require a TIA mitigation agreement between the Developer and Travis County.

LEGAL REVIEW:	NO
FISCAL IMPACT:	NO
PRESENTATION:	NO
ATTACHMENTS:	YES

- Summary Letter
- Preliminary Plat
- Proposed traffic improvement area
- Engineer Comments
- Conformance Letter
- Public Notice and labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.

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