

| | | | |
|-----------------------------|-----------|-----------------------|---------------------------|
| Planning and Zoning: | 10/2/2017 | Staff Contact: | Abigail Rose, Planner II |
| Agenda Item: | 2017-6208 | E-mail: | abbeyr@pflugervilletx.gov |
| Case No. | PP1706-01 | Phone: | 512-990-6306 |

SUBJECT: Approving Sorento Preliminary Plan Revision #3; a 359.3-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas.

BACKGROUND/DISCUSSION

Location: The proposed subdivision is located in the City’s ETJ, generally east of SH 130 along Weiss Lane, north of Jesse Bohls Road, and directly east of Lake Pflugerville.

Background: In May 2006, the City entered into a development agreement with 130 Cactus Investment, L.P. for the development of single-family homes. In this agreement, the City consented to the creation of up to 6 Municipal Utility Districts (MUD), while outlining specific requirements for the issuances of bonds by the districts, necessary capital improvements, utility services, and land development requirements. Later in December 2008, a 119-acre tract, previously owned by Pflugerville Community Development Corporation (PCDC), was included within the Bohls North tract (currently known as Sorento) subject to the requirements of the agreement, which was also revised and referred to as the “Second Amendment to the Development Agreement Regarding Bohls North and PCDC Tracts.” Per this agreement, the City is responsible for the construction and maintenance of a lift-station and all major wastewater transmission mains and force mains. The development agreement was further amended in March of 2013 to include modifications to the land plan and regulating plan and in January of 2014 by removing an outdated provision related to payment of water and wastewater fees for each lot. On November 22, 2016, City Council approved the 5th Amendment to include modifications to the land plan which are reflected in the proposed Revision #2 of the Sorento Preliminary Plan.

Analysis: The 359.3-acre project consists of 10 phases of development, 8 phases of which consist of single-family lots with associated private and public parkland. Phases 9 and 10 serve as development reserve lots that may include multi-family uses.

Revision: The primary modification associated with the revision is the reconfiguration and redistribution of lot sizes across the remaining phases of the development, Phase 5, 6, 7 and 8. The redistribution results in a decrease of 55 and 70’ wide lots, and an increase in 63’ wide lots, resulting in a decrease of 6 single-family residential lots from the current approved Preliminary Plan. Phase boundaries have been redrawn to match the proposed lot changes. Additionally, the lot lots in Phase 10’s multi-family/open space have been revisited to be consistent with the alignment of the offsite wastewater line which will be constructed with Phase 9. This adjustment still allows for Lot 89, Block X to dedicate the entire floodplain to the City for creditable parkland as described in the 2009 Unified

Development Code. The wastewater connection point to the City's Sorrento Wastewater Interceptor has been revised to be consistent with what is proposed in the Phase 4 Construction Plans. This revision does not propose any changes to the layout of the internal street network.

Single-Family: With this revision, there is a decrease of single-family lots from 982 to a current total of 976 with lot areas ranging from 6,875 S.F. to 8,750 S.F. Per the Third Amendment to the Development Agreement Regarding Bohls North and PCDC Tracts approved by City Council on March 26, 2013, the minimum lot size is 6,600 square feet. At least twenty-five percent (25%) of the lots shall equal or be greater than 7,500 square feet as represented in the table below.

| Development Agreement Requirement | | Provided with Revision #3 | |
|-----------------------------------|--|------------------------------|----------|
| Lot Area (S.F.) | Required Minimum and Maximums Percentages (%) within the Development | Number of Single-Family Lots | Provided |
| 6,600 | Maximum 75% | 549 | 56.25% |
| 7,500 – 8,399 | Minimum 10% | 310 | 31.76% |
| 8,400 | Minimum 10% | 117 | 11.99% |
| TOTAL | | 976 | 100.00% |

Development Reserve Tracts Phase 9 and 10: Lot 90, Block X, Phase 10 is a development reserve lot with approximately 32.41 acres. The Preliminary Plan identifies multi-family moderate density as a potential use on this lot. Lot 91, Block X, Phase 9 is a development reserve lot with approximately 17.61 acres which may also have moderate density multi-family; therefore, the tract of land was developed as a residential condominium with 117 units.

Transportation:

Aventura Avenue, Via Sorrento Way, and Avalor Avenue are identified as minor collector roadways, each with 60' of right-of-way, and providing an access point to the arterial roadway system. Currently, the expansion, reconstruction, and improvement of Weiss Lane started early 2017 and will continue until the beginning of 2019.

Water & Wastewater Service:

Sorrento is located within the City's CCN (Certificate of Convenience and Necessity) for water and wastewater utility service. The northern part of the proposed subdivision is within the City of Pflugerville's CCN for water service, while the southern portion of the development is currently within Manville W.S.C's CCN. However, it is anticipated that Manville will release its CCN within the development; whereby the City would extend its water CCN and therefore be the sole water provider for this development.

Parkland:

While owned and maintained by Travis County M.U.D #17, approximately 32.31 acres of public parkland is proposed to be dedicated for public use. The public parkland dedication will account for 976 single-family homes and up to 500 multi-family units. The amount of creditable public parkland meets the code requirements applicable under the 2009 Unified Development Code. In addition to public parkland, approximately 21 acres of private parkland owned and maintained by the HOA is proposed. On November 22, 2016, the City Council approved the configuration of public and private parkland per the revised Land Plan with the 5th Amendment to the Development Agreement Regarding Bohls Place and PCDC Tracts (Sorento).

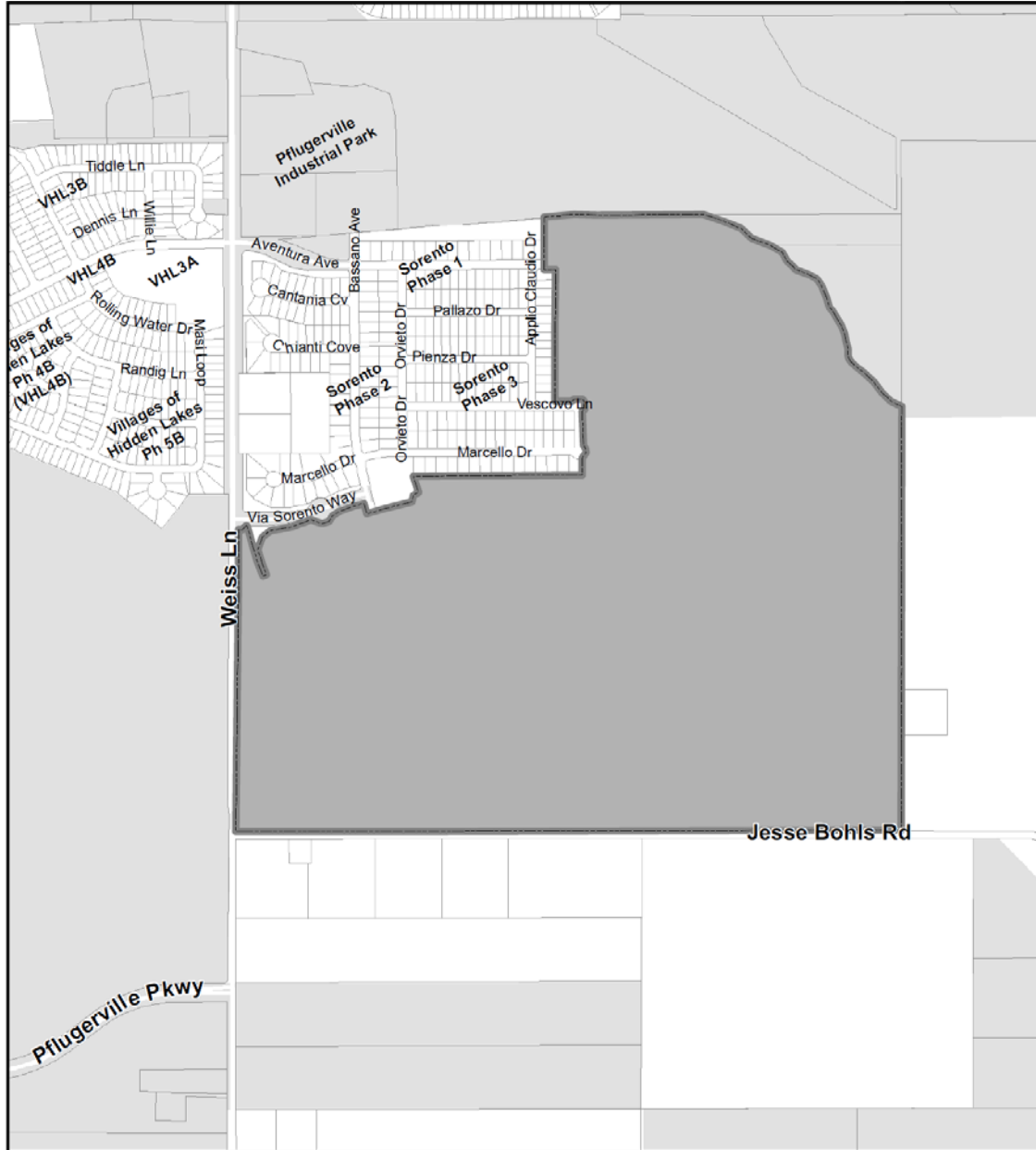
STAFF RECOMMENDATION:






The proposed subdivision meets the minimum requirements for a Preliminary Plan and is in accordance with the governing development agreement; therefore Staff recommends approval of the Sorento Preliminary Plan Revision #3.

ATTACHMENTS:

- Location Map
- Exhibit Showing Revisions (separate attachment)

LOCATION MAP (REMAINING UNPLATTED PORTIONS OF SORENTO):



| | | | |
|--|--|---|--|
| <p>Sorento - Revision</p> <hr/> <p>Case Number: PP1605-01</p> <hr/> <p>05/02/2016</p> | <p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 500 1,000 Feet</p> | <p style="text-align: center;">N</p> <p style="text-align: center;">When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p> <p style="text-align: center;"></p> | <p style="text-align: center;">Locator Map</p>  |
|--|--|---|--|