

FINAL REPORT

Planning and Zoning:	5/6/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-1829	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1303-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Cornerstone at Kelly Lane Colorado Sand Right of Way Dedication; a 5.920-acre tract of land out of the John Davis Survey No. 13, in Pflugerville, Texas.

Location:

The Final Plat is for an area located generally southeast of the FM 685 and Kelly Lane intersection, within the Reinvestment Zone Number One.

Zoning:

The property is zoned Urban Level 5 (CL5).

Analysis:

The final plat establishes right of way needed for Colorado Sand Drive, a four (4) lane regional collector that will ultimately provide a connection between Kelly Lane and E. Pflugerville Pkwy. Colorado Sand Drive is a large component of the Tax Increment Reinvestment Zone (TIRZ) which is a financing agreement between the city and developers to improve regional connectivity and reduce congestion in the area. As part of the Reinvestment Zone Number One, a TIRZ plan was established and identifies Colorado Sand Drive to be constructed in Segments "A" and "B" and in two phases each. Segment "A" is a developer project that consists of Colorado Sand Drive from E. Pflugerville Pkwy to the western edge of the Falcon Pointe subdivision. Segment "A" Phase One and Two are currently under construction. Segment "B" Phase One is a city project that will extend southward from Kelly Lane to a new road that will connect with northbound SH 130 Service Road at FM 685. Segment "B" Phase Two will provide the final connection between Segment "A" and Segment "B" Phase One, however timing for Phase Two has not been identified yet. The proposed final plat is for right of way needed to implement Segment "B" Phase One which is solely within the tract conceptually planned as Cornerstone at Kelly Lane.

Colorado Sand Drive: The final plat includes a 1,848 linear foot extension of Colorado Sand Drive (90-ft ROW) from its current terminus near Kelly Lane, southward to a new collector. Intersections along Colorado Sand Drive will be established for two new intersecting roadways and an existing school district driveway. A ten (10) foot hike and bike trail will be provided along the east side of the road.

Copper Mine Drive: Colorado Sand Drive will temporarily terminate near a new east to west collector road named Copper Mine Drive. The west extent of Copper Mine Drive (95-ft ROW) will provide the connection between Colorado Sand Drive and FM 685 at the SH 130 intersection while an eastward

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extent (50-ft ROW) will provide a new connection to the Hendrickson High School driveway near the stadium. A six (6) foot wide sidewalk will be provided along each side of the road.

Autumn Slate Drive: A new east to west road named Autumn Slate Drive (50-ft ROW) will provide a new connection from Colorado Sand Drive to a Murchison Elementary school driveway. As reflected in the Cornerstone at Kelly Lane Conceptual Plan, Autumn Slate Drive will be extended westward in the future, by the developer to provide an additional connection with northbound SH 130 Service Road at FM 685. A six (6) foot wide sidewalk will be provided along each side of the road.

Water and Sewer:

This area is within the Pflugerville water and wastewater certificate of convenience and necessity (CCN) and service lines will be installed within the right of way at time of construction to serve all tracts.

STAFF RECOMMENDATION:

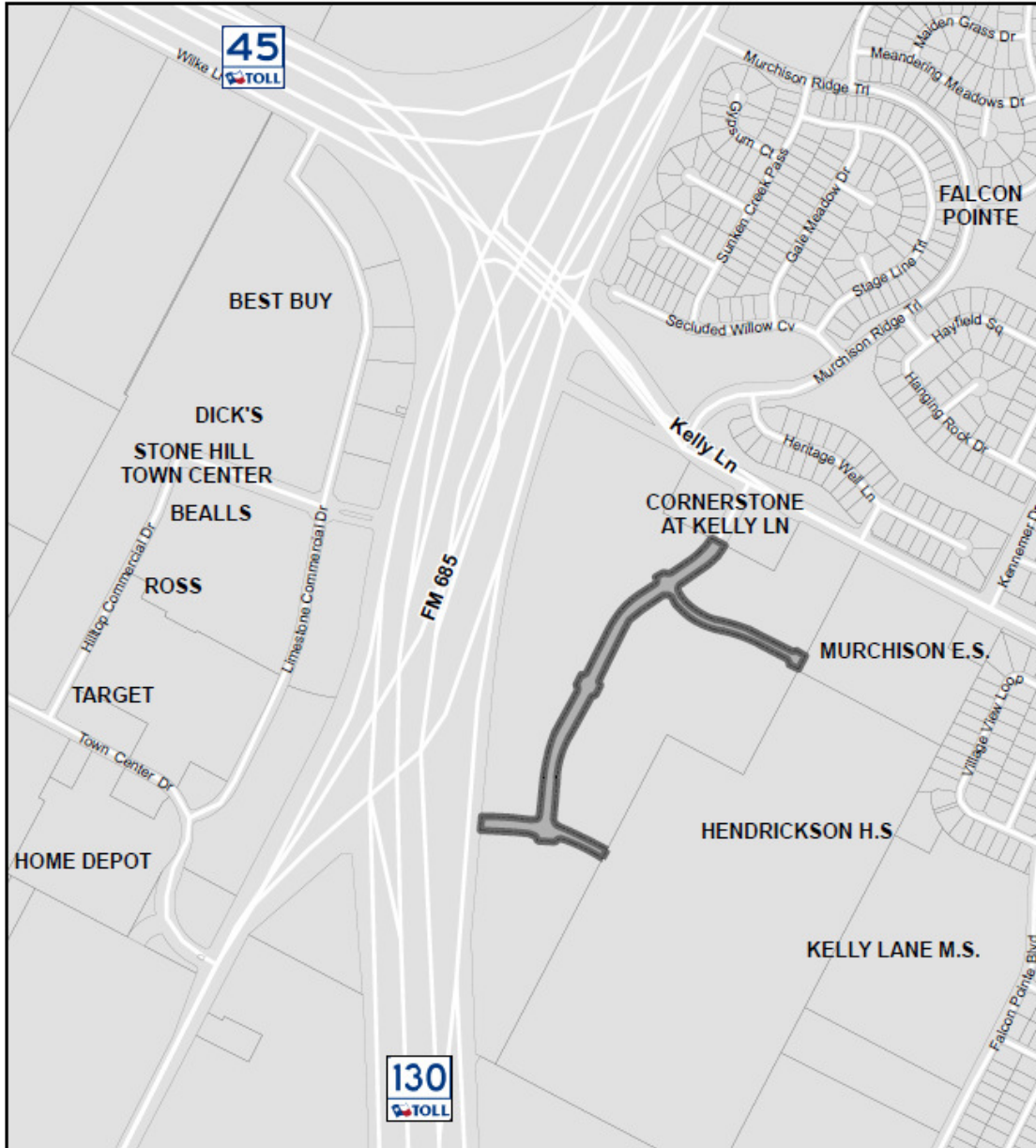
The final plat meets the minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Reinvestment Zone Number One, TIRZ Plan
- Cornerstone at Kelly Lane Colorado Sand Right of Way Dedication Final Plat (separate attachment)

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LOCATION MAP:



<p>Colorado Sand ROW Dedication</p> <p>Case Number: FP1303-04</p> <p>03/18/2013</p>	<p>Legend</p> <ul style="list-style-type: none">  Final Plat  City Limits  ETJ <p></p>	<p></p> <p><small>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.</small></p> <p></p>	<p>Locator Map</p> 
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Reinvestment Zone Number One, TIRZ Plan:

