

FINAL REPORT

Planning and Zoning:	2/4/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-1644	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1210-01	Phone:	512-990-6300

SUBJECT: Approving a Subdivision Variance to Subchapter 15(X)(3)(t) of the Unified Development Code and a Preliminary Plan for Falcon Pointe #5A; a 26.59-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas

Location:

The proposed subdivision is located south of Kelly Lane, east of SH 130 and along the south side of Falcon Pointe Blvd, within the City limits.

Zoning:

The property is zoned as part of the Falcon Pointe Alternative Land Use Regulation (ALUR) 2 South (Ordinance No. 999-09-04-28) and is included within the Falcon Pointe TIRZ.

Analysis:

The proposed preliminary plan is for a portion of the previously approved Preliminary Plan #5 which has since expired and been redesigned. The proposed development consists of 99 single-family lots and 7 open space, drainage and wastewater lots on 26.59 acres. All non-residential lots will be owned and maintained by the HOA.

This phase of the development will be bordered to the general north, west and east by open space and parkland. The south boundary of the preliminary plan is the city limit and the tract to the south remains unimproved agricultural land with no development plans known at this time.

A subdivision variance is requested to Subchapter 15(X)(3)(t) to not provide a street stub to the adjacent unplatted tract to the south. The previously approved preliminary plan received approval for the same subdivision variance and the applicant desires to limit the number of connections provided into this section. A stub into the unplatted tract to the south was recently provided with the Falcon Pointe #6 revised preliminary plan.

Transportation:

Two points of access are proposed from Falcon Pointe Blvd., and are an extension of Barley Field Pass and Wind Valley Way. Internal circulation will be provided by local streets, 4 of which will terminate into a cul-de-sac or similar condition. A 4-ft wide sidewalk will be provided along both sides of all streets and a 10-ft hike and bike trail currently meanders through the open space lot along the north boundary.

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Water and Sewer:

This area is within the City of Pflugerville water and wastewater Certificate of Convenience and Necessity (CCN). The Falcon Pointe development is within the Travis County MUD #15, with utility services provided by the City of Pflugerville.

Parks:

A total of 2.27 acres of open space is allocated within this section and generally coincides with the required open space approved in the Falcon Pointe ALUR. Public parkland is not included within the boundaries of this preliminary and has been allocated in other areas of the Falcon Pointe development.

STAFF RECOMMENDATION:

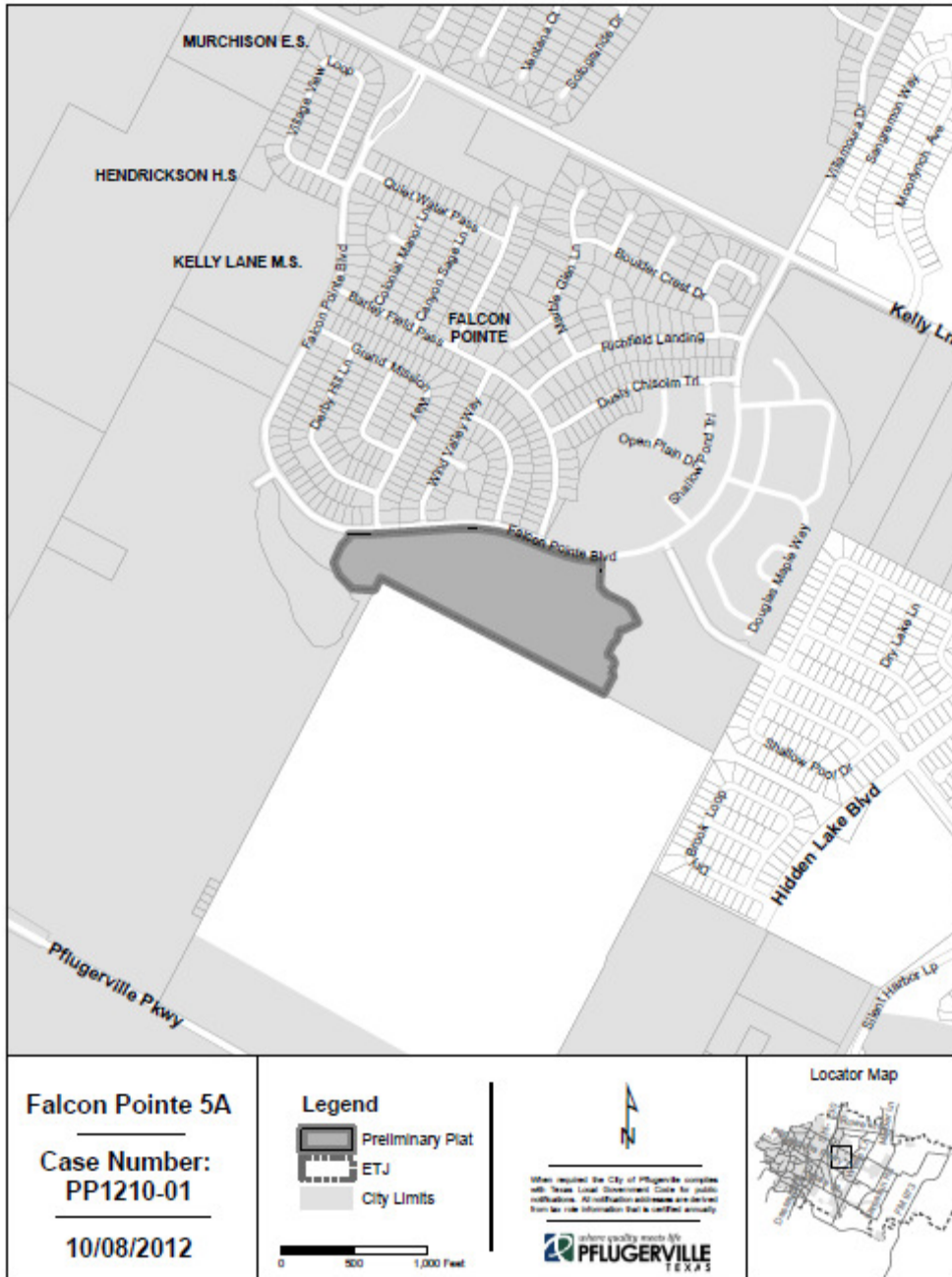
Staff recommends approval of the subdivision variance and the preliminary plan.

ATTACHMENTS:

- Location Map
- Subdivision Variance Request
- Falcon Pointe #5A Preliminary Plan (separate attachment)

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LOCATION MAP:



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SUBDIVISION VARIANCE:



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October 5, 2012

Mr. Jeremy Frazzell
City of Pflugerville
Planning Department
100 E. Main, Ste. 400
Pflugerville, TX 78691

**RE: Falcon Pointe Preliminary Plan #5A - Variance Request
AECOM Project No. 60275904**

Dear Mr. Frazzell,

On behalf of our client, Newland Communities, AECOM is respectfully submitting a request for a variance from the City of Pflugerville Unified Development Code, Subchapter 15, Section (X)(3)(t).

UDC Subchapter 15(X)(3)(t) states that "residential subdivisions shall have at least one street stubbed-out into every adjacent property which has not been subdivided and is not recorded in County records, unless determined otherwise by the Administrator." We respectfully request not to provide a street stub-out to the adjacent property along the southern boundary of Preliminary Plan #5A. There is no known subdivision planning on the adjacent property and a street stub-out is already planned to be provided to this property as part of Falcon Pointe Section 16; which is within Preliminary Plan #6. Please note that this variance request had been approved by the City for the previous Preliminary Plan #5.

We look forward to continuing our work with the City to successfully complete this project. If you have any questions or would like to discuss this variance request in further detail, please contact me by phone at 512-457-7759 or by email at brad.garner@aecom.com.

Sincerely,

Brad Garner, PE
Project Engineer

Cc: Rainer Ficken - Newland Communities
Roger Durden - AECOM
Brett Burke - AECOM