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| Planning and Zoning: | 10/3/2011 | Staff Contact: | Jeremy Frazzell, Senior Planner |
| Agenda Item: | 2011-0836 | E-mail: | jeremyf@cityofpflugerville.com |
| Case No. | PP1109-01 | Phone: | 512-990-6300 |

SUBJECT: Approving the Falcon Pointe Preliminary Plan #6; a 174.09-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas

BACKGROUND/DISCUSSION

Location:

The proposed subdivision is located north of E. Pflugerville Pkwy, east of SH 130 and south 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 preliminary plan is intended to provide a framework for the southern portion of the Falcon Pointe subdivision and identifies major road networks and a conceptual establishment of land uses as reflected in the different “pods”. The preliminary plan will be further revised in the future to define the configuration of each pod and to establish the local road networks, utilities, drainage and associated public parkland as required.

As defined in the ALUR, the area contained within Preliminary Plan #6 may have a maximum density of 3.63 units per acre or 632 total residential units. Based on the unit count, a total of 12.64 acres of parkland may be required to meet the minimum public parkland dedication requirements. Public parkland and open space areas were included in the overall design of the Falcon Pointe development, approved with the original ALUR. The area identified as Pod 2A was previously included in Preliminary Plan #2 and was requested to be included in this Preliminary Plan since it has not been final platted. Pod 2B has not been included in previous preliminary plans and will be used toward meeting the minimum parkland dedication requirements. As residential development is pursued in the proposed “pods”, revisions to this preliminary plan will be required and parkland and open space will be evaluated. In the event additional public parkland is necessary, it will be approved through the Parks and Recreation Commission.

Pods 1 and 3 are envisioned to have approximately 57 acres of additional single-family residential lots and associated open space. Pods 4 and 7 are envisioned with a mix of commercial/retail use and higher density residential land uses, while Pod 6 is commercial/retail. Pod 5 will contain wastewater utility

infrastructure and drainage improvements to serve the development and Pod 7A is a reserve for additional right of way that will be needed for the expansion of E. Pflugerville Pkwy.

Transportation:

A major component of the preliminary plan is to establish the alignment of Colorado Sand Drive from the west end of the development to the southeast, providing a connection to E. Pflugerville Pkwy. As a new four lane arterial roadway, the construction of Colorado Sand Drive and Lone Star Ranch Blvd will help to lessen congestion along Kelly Lane by providing an alternate route for Falcon Pointe residents to E. Pflugerville Pkwy. Eventually, Colorado Sand Drive is planned to connect to Kelly Lane, providing a regional connectivity. A Transportation Impact Analysis update was prepared to address road impacts associated with the development and Colorado Sand Drive. Adjustments have been reflected in the road design and a pro-rata cost share has been determined for the Falcon Pointe development.

Water and Sewer:

Water and wastewater infrastructure will be extended with the road construction. Upon completion, they will be considered for acceptance by the City of Pflugerville for operation and maintenance. The Falcon Pointe development is within the Travis County MUD #15, with utility services provided by the City of Pflugerville.

Parks:

Park/Open Space has been identified as Pods 2A and 2B within the preliminary plan. Pod 2B has not been included in previous preliminary plans and will be used to meet the parkland requirements. As each pod is further defined, open space and park will be considered.

Trees:

No significant trees are within the boundary of the preliminary plan.

STAFF RECOMMENDATION:

The proposed subdivision outlines the framework for the southern portion of the Falcon Pointe development. As each pod is contemplated for development, the preliminary plan will be required to be revised. Staff recommends approval of the Falcon Pointe #6 Preliminary Plan.

ATTACHMENTS:

- Location Map
- Falcon Pointe #6 Preliminary Plan (separate attachment)

LOCATION MAP:



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| <p>Falcon Pointe #6</p> <hr/> <p>Case Number: PP1205-01</p> <hr/> <p>5/7/2012</p> | <p>Legend</p> <ul style="list-style-type: none"> Subject Property City Limits ETJ <p>0 600 1,200 Feet</p> | <p>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>Locator Map</p> |
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