

FINAL REPORT

Planning and Zoning:	10/7/2013	Staff Contact:	Trenton Klerekoper, Planner I
Agenda Item:	2013-2352	E-mail:	trentonk@pflugervilletx.gov
Case No.	PP1308-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for a Falcon Pointe 5B; being 20.47 acres out of 132.06 acres of the Terrabrook Falcon Pointe TRV #2001671001 and Falcon Pointe Section Twelve TRV #200500274 in Pflugerville, Texas.

Location:

The proposed subdivision is located east of SH130 and south of Kelly Lane, along the southeast 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) No. 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 66 single-family lots and two (2) open space, drainage and wastewater lots on 20.47 acres. All non-residential lots will be owned and maintained by the HOA.

This phase of the development will be bordered generally on the north and east by single-family lots, and on the west by ongoing development within the Falcon Pointe neighborhood. 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:

One public point of access is proposed from Falcon Pointe Blvd., with an additional access being for emergency vehicles only. Internal circulation will be provided by local streets, two 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.

FINAL REPORT

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 4.18 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.

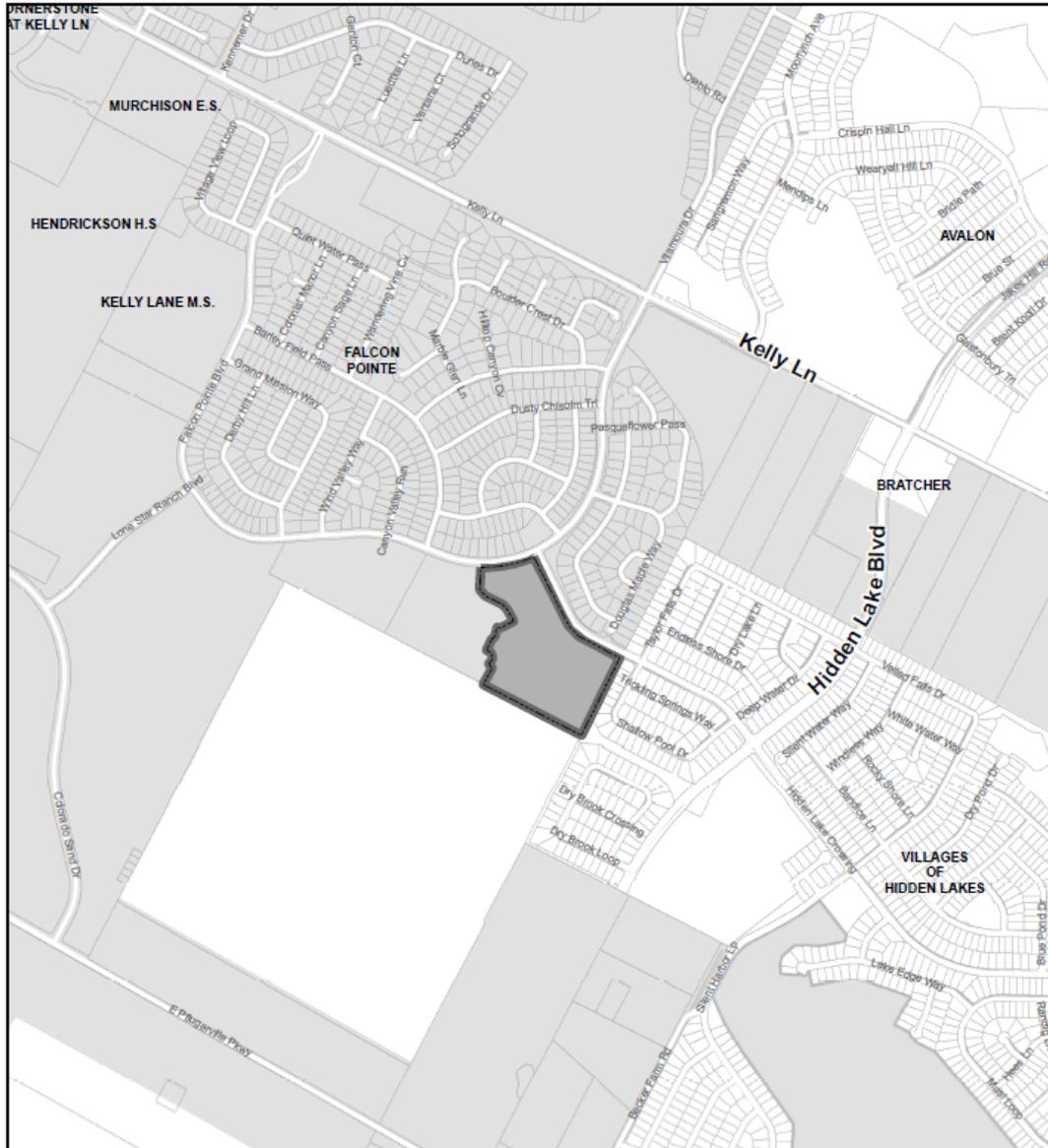
STAFF RECOMMENDATION:

Staff recommends approval of the preliminary plan.

ATTACHMENTS:

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

LOCATION MAP:



<p>Falcon Pointe 5B</p> <hr/> <p>Case Number: PP1308-01</p> <hr/> <p>08/12/2013</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p style="text-align: right;">Feet</p> <p>0 300 600 1,200</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">↑</p> <p style="font-size: 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.</p> <p style="text-align: center;"> PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p>
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FINAL REPORT

SUBDIVISION VARIANCE REQUEST:

AECOM	AECOM 400 West 15th Street Suite 500 Austin, TX 78701 www.aecom.com TBPE Reg. No. F-3580	512 472 4519 tel 512 472 7519 fax
July 23, 2013		
Mr. Jeremy Frazzell City of Pflugerville Planning Department 100 E. Main, Ste. 400 Pflugerville, TX 78691		
RE: Falcon Pointe Preliminary Plan #5B - Variance Request AECOM Project No. 60284074		
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 #5B. 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.		
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 512-457-7760 or by email at brett.burke@aecom.com .		
Sincerely,		
		
Brett Burke Project Manager		
RECEIVED AUG 12 2013		
Cc: Rainer Ficken - Newland Communities Roger Durden - AECOM		