

Planning and Zoning 4/1/2013

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Agenda Item:

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Case No. PP1211-03

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SUBJECT: Approving a Revised Sorento Preliminary Plat; a 357-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 as provided in the attachment.

Analysis: The 357-acre project consists of 12 phases of development, 10 phases of which predominantly consist of single-family lots with associated private and public parkland. Phases 11 and 12 serve as development reserve lots that may include multi-family uses.

Revision: The revisions include modifications to the Phase 1 & 2 Entry roads, Phase 2 street configuration, street names, increase in private parkland, a reduction of 17 residential lots, and an adjustment to the lot type and configuration.

Single-Family: With this revision, there are 944 single-family lots proposed 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.

Lot Area (S.F.)	Required Minimum and Maximums Percentages (%) within the Development	Provided
6,600	Maximum 75%	61%
7,500 – 8,399	Minimum 10%	25%
8,400	Minimum 10%	14%

Development Reserve Tract 1A & 1B: Lot 45, Block X is a development reserve lot with approximately 40.55 acres. The Preliminary Plat identifies multi-family moderate density (approx. 10 units per acre) as a potential use on this lot.

Transportation:

Aventura Ave., Avalar Ave., Trieste Bend Rd., and Viareggio Ave. are identified as minor collector roadways, each with 60' of right-of-way. Together, these roads provide 4 access points to the arterial roadway system.

Per the Traffic Impact Analysis (TIA) report, external improvements to Weiss Lane and Jesse Bohls Road are required with certain phases of the development including the following improvements.

- A dedicated right turn lane on northbound Weiss Lane at Hidden Lake Crossing and Aventura Avenue with Phase 1.
- A dedicated right turn lane on northbound Weiss Lane at Avalar Avenue with Phase 2.
- A left turn lane on southbound Weiss Lane and Aventura Avenue and southbound Weiss Lane at Avalar Avenue with Phase 4.
- A left turn lane on eastbound Jesse Bohls Road at Viareggio Ave with Phase 6.
- Left turn lanes to eastbound Jesse Bohls Road at any driveway locations for site plans or Final Plat for Phase 13.
- Left turn lanes to southbound Weiss Lane at any driveways or street access points at site plan or final Plat for Phase 13.

A Phasing Agreement is required by Travis County to address the above referenced TIA recommendations. Additionally, Travis County voters approved a bond referendum that includes improvements to Weiss Lane. While Weiss Lane is shown as an arterial within the Comprehensive Plan, the proposed scope is to fully rehabilitate the existing roadway and include shoulders. Jesse Bohls Road will be realigned to an intersection with East Pflugerville Parkway as reflected on regional thoroughfare plans and an alignment study completed by Travis County.

Water Utility:

Sorento is currently located within the service area of two different CCN (Certificate of Convenience and Necessity) holders for water 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.

Wastewater Utility:

Wholesale wastewater service will be provided through Travis County M.U.D. #17, while the City of Pflugerville will provide retail wastewater service. Wastewater service for subdivisions phases 1-3 are proposed to connect to the City of Pflugerville force main along Weiss Lane. Currently, there is a proposed force main and lift station at the southeast corner of the Sorento tract that will serve subdivision phases 4-12. While the current design will function to serve Sorento, the Developer has agreed to work with the City to evaluate alternative locations for the lift station further south to serve more potential development area and reduce the necessity for multiple lift stations within the Wilbarger wastewater service area. These efforts will be reflected in the Wastewater Master Plan update and represented as Note # 36 on the preliminary plat stating "Prior to the City of Pflugerville approval of construction plans or final plats for phase 4-12, the City and owner will reevaluate the City's wastewater system as identified on this preliminary plat to determine if mutually agreeable and beneficial changes to the wastewater collection plan should be made by both parties."

Parkland:

While owned and maintained by Travis County M.U.D #17, approximately 32 acres of public parkland is proposed to be dedicated for public use. The public parkland dedication will account for 944 single-family homes and up to 500 multi-family units. The amount of creditable public parkland meets the code requirements for the maximum density. In addition to public parkland, approximately 20 acres of private parkland owned and maintained by the HOA is proposed.

On December 16, 2010, the Parks and Recreation Commission recommended approval of the future public parkland dedication.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements for a Preliminary Plat; therefore Staff recommends approval of the Revised Sorento Preliminary Plat.

ATTACHMENTS:

- Location Map
- Third Amendment to the Development Agreement Regarding Bohls North and PCDC Tracts (separate attachment)
- Sorento Preliminary Plat (separate attachment)

LOCATION MAP:

