

Planning & Zoning:	9/19/2011	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2011-0785	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1107-02	Phone:	512-990-6300

SUBJECT: Approving a Subdivision Variance to Subchapter 15(Q)(4)(a) of the Unified Development Code and a Final Plat for Falcon Pointe Section Twelve; a 34.332-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, in Pflugerville, Texas (FP1107-02).

BACKGROUND/DISCUSSION

Location:

The Final Plat is for an area located southeast of the Kelly Lane and Falcon Pointe Blvd. intersection, in the southern portion of the Falcon Pointe subdivision along the east side of Falcon Pointe Blvd.

Zoning:

The property is zoned as part of the Falcon Pointe Alternative Land Use Regulation (ALUR) No. 2.

Analysis:

The subdivision was included in the Falcon Pointe #4A Preliminary Plan which was approved in January 2011. The plat consists of 100 single-family residential lots, 6 private open space lots, an extension of Falcon Pointe Blvd., and 5 new local streets. The open space lots are located along Falcon Pointe Blvd., future Hidden Lake Crossing, Douglas Maple Way and Pasqueflower Pass. Lot 16, Block BB is an open space lot, but also contains a lift station which serves the development. Per plat note, all open space lots are to be maintained by the developer and subsequent HOA. A subdivision variance was approved with the Preliminary Plan to not provide a connection to an adjacent tract of land.

Prior to a final plat, Subchapter 15(Q)(4)(a) of the Unified Development Code requires public improvements to either be constructed and approved or fiscal security be provided. If fiscal security is proposed, the City requires 110% of the estimated cost of the public infrastructure. Construction plans for Section Twelve were approved in April 2011 and construction of the public improvements is underway. A subdivision variance has been requested to provide a reduced amount of fiscal security in order to pursue the final plat. The proposed amount is for the remaining public improvements and the Engineering department has approved the amount.

Transportation:

Access to the final plat area is from Falcon Pointe Blvd., with Pasqueflower Pass providing the initial connection. The Douglas Maple Way intersection with Falcon Pointe Blvd. will be improved in the near future and will provide an additional access point into the Section Twelve final plat area. As additional information, the extension of Falcon Pointe Blvd. between Pasqueflower Pass and Grand Missionway is currently under construction. A 10-ft hike and bike trail will extend along the south and east side of Falcon Pointe Blvd. finalizing the Falcon Pointe Blvd. pedestrian connection.

Water and Sewer:

Water and wastewater will continue to be provided by the City of Pflugerville.

Pflugerville
Planning and Zoning
Commission

AGENDA REPORT

Parks:

Although public parkland dedication is not provided with this final plat, public parkland and open space is allocated throughout the Falcon Pointe development per the ALUR. A total of 3.10 acres of private open space is included in the Section Twelve final plat as approved through the ALUR.

STAFF RECOMMENDATION:

With the Subdivision Variance, the proposed subdivision meets the minimum requirements for a Final Plat. Staff recommends approval of a Subdivision Variance to Subchapter 15(Q)(4)(a) of the Unified Development Code and the Falcon Pointe Section Twelve Final Plat.

ATTACHMENTS:

- Location Map
- Subdivision Variance
- Falcon Pointe Section Twelve Final Plat (separate attachment)

SUBDIVISION VARIANCE:

AECOM

AECOM
TBPE REG. NO. F-3580
400 West 15th Street
Suite 500
Austin, TX 78701
www.aecom.com

512 472 4519 tel
512 472 7519 fax

August 11, 2011

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

**RE: Variance Request – Falcon Pointe Section 12
City of Pflugerville Project No. FP1107-02**

Dear Mr. Frazzell:

On behalf of our client, Terrabrook Falcon Pointe, LP, we are requesting a variance from standard UDC Article 15.Q.4.a requirements, regarding the review process for the Falcon Pointe Section 12 Final Plat. This article of the UDC allows the application for a Final Plat to be submitted to the Planning and Zoning Commission prior to the completion of construction, under the condition that fiscal security has been provided for 110% of the construction cost of the proposed public improvements.

Considering we are three months into a four and a half month construction contract on the above mentioned project, we are requesting a variance to allow our client to provide only a partial fiscal security for the public improvements that have not been constructed as of July 31, 2011. Accordingly, we are requesting to submit partial fiscal security in the amount of 110% of the construction cost of remaining improvements on Falcon Pointe Section 12 in conjunction with the Final Plat Application.

Please review this request and advise whether it is acceptable to provide partial fiscal security for the above referenced section.

Sincerely,



Roger Durden
Associate Vice President

cc: Rainer Ficken – Newland Communities
File (400 Technical)

I:\falcon pointe\prelimplat4 2010\documents\400 technical\406 civil\prelim4a drain variance.docx