



Pflugerville Planning and Zoning Commission

AGENDA REPORT

Planning and Zoning: 12/3/2012	Staff Contact: Erin Sellers, Planner II
Agenda Item:	E-mail: erins@pflugervilletx.gov
Case No. PP1209-02	Phone: 512-990-6300

SUBJECT: Approving a revised Preliminary Plan for Falcon Pointe #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, and drainage as required. This is the first proposed revision to the Falcon Pointe #6 Preliminary Plan which predominately includes the design of the single-family lots within Pods 1 and 3. The single-family lot design of Pod 3 has not been completed at this time and will be included in a subsequent revision. The proposed revisions include the following:

#	Originally Approved	Proposed Revision
Pod 1	35.20 acres envisioned for single-family	105 single-family lots, 5 open space lots
Pod 2	2 open space tracts of land	Pod 2A to be dedicated as public parkland now described as Lot 40, Block A of the Falcon Pointe Subdivision, Section 14. Pod 2B shall remain as a private park/drainage lot.
Pod 3	34.95 acres envisioned for single-family	77 single-family lots, 6 open space lots are proposed on 19.76 acres, 15.19 acres remain within Pod 3 for additional single-family lots
Pod 4	Future commercial/ multi-family tract	N/A
Pod 5	Detention Pond	Assigned a legal description (Lot 1, Block A, South Tract Major Facilities)

Pod 6	Future commercial/ retail tract	N/A
Pod 6A	Right-Of-Way Reserve	N/A
Pod 7	Future commercial/ retail/ multi-family tract	N/A
Pod 7A	Right-Of-Way Reserve	N/A

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 for more 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 retail utility services provided by the City of Pflugerville.

Parks:

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. On November 16, 2012, the Parks and Recreation Commission approved the proposed acceptance of a 13.25-acre tract (Pod 2A) for public parkland to be dedicated at final plat, further described in the proposed revision as Lot 40, Block A, Falcon Pointe Subdivision, Section 14. The proposed 13.25-acre public parkland lot shall satisfy the parkland requirements for the proposed single-family development within the boundary of Falcon Pointe #6 Preliminary Plan area. In the event additional public parkland is necessary, it will be approved through the Parks and Recreation Commission.

Trees:

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

STAFF RECOMMENDATION:

The proposed subdivision outlines the general framework for the southern portion of the Falcon Pointe development. The remaining Pods within the Preliminary Plan will be required to be revised with subsequent revisions. While this application is considered a revision, it does affect all sheets included within the original approved Preliminary Plan from September 17, 2012. Therefore, if there are any inconsistencies between the original and the proposed revision, the

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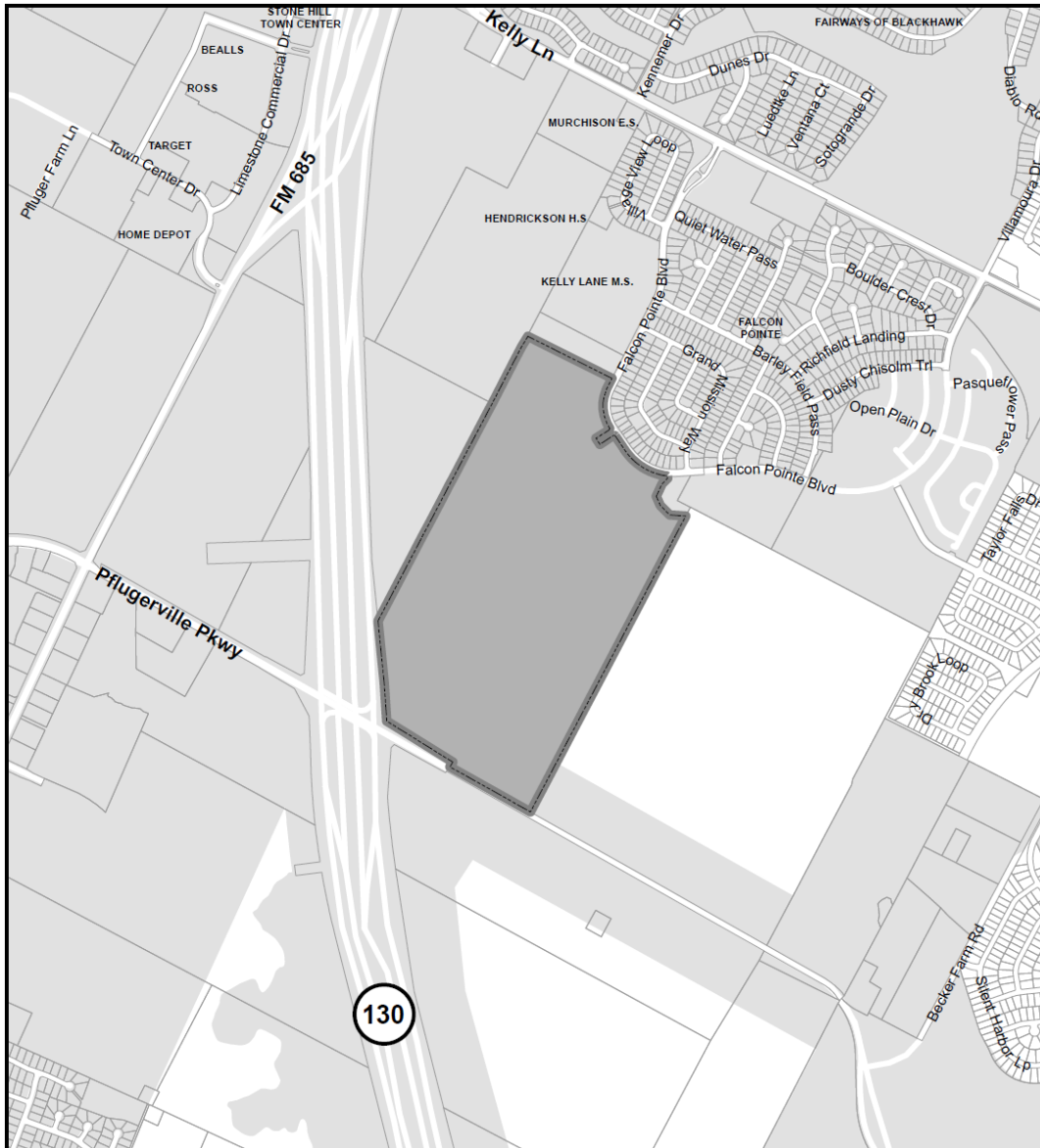
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proposed revision shall govern the development. Staff recommends approval of the proposed revision to the Falcon Pointe #6 Preliminary Plan.

ATTACHMENTS:

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

LOCATION MAP:



<p>Falcon Pointe #6 Amending</p> <p>Case Number: PP1209-02</p> <p>09/25/2012</p>	<p>Legend</p> <ul style="list-style-type: none">  Preliminary Plat  ETJ  City Limits <p>0 1,000 2,000 Feet</p>	<p style="text-align: center;">N ↑ ↓ S</p> <p><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.</small></p> <p>where quality meets life PFLUGERVILLE TEXAS</p>	<p>Locator Map</p> 
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