



City of Pflugerville

Legislation Text

File #: 2017-5596, **Version:** 1

1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code regarding the proposed Sixth Amendment to the Development Agreement Regarding Bohls North and PCDC Tracts (also known as Sorento). 2.) Open Session Item: Discuss and consider action to approve the Sixth Amendment to the Development Agreement Regarding Bohls North and PCDC Tracts (also known as Sorento) and authorizing the City Manager to execute the amendment.

The City Council is expected to retire to executive session on the item for consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code. Action, if any, will be taken in open session.

The original development agreement regarding the Bohls North and PCDC Tracts was approved in 2005, with subsequent amendments in 2006, 2008, 2013, 2014 and recently in 2016 which included an updated Land Plan to account for additional acreage from a 10-acre tract of land on the north side of the development. The proposed amendment provides specific regulations for the development of a condominium project for Phase 9, located along Weiss Lane, and Phase 10, generally located along Jesse Bohls Road, of the approved Sorento Preliminary Plan. The purpose of the proposed amendment would be to provide for greater architectural and site design flexibility in order to allow for courtyard and alley-loaded product types.

Included Contents of the Proposed 6th Amendment:

Exhibit B - Sorento Condominiums Regulating Plan

Attachment 1 (of Exhibit B) - Articulation and Plan Repetition Guidelines

Attachment 2 (of Exhibit B) - Building and garage elevation prototypes

Attachment 3 (of Exhibit B) - Prototypical Plan Layout and Fencing

Attachment 4 (of Exhibit B) - Detached, Front Yard Garage Courtyard Product

Attachment 5 (of Exhibit B) - Sorento Preferred Plant List

Attachment 6 (of Exhibit B) - Prototypical Landscape

Significant Modifications Include:

The most significant modification from the existing 'Regulating Plan', included within the 3rd amendment to the development agreement which governs all residential single-family detached product types, is the reduction in the required amount of brick and stone on exterior facades. Per the

3rd amendment, brick, stone, and stucco shall be primary building materials, where stucco may not exceed 50% of the total exterior facades. Cementitious siding may be used for decorative elements only.

Per the proposed 6th amendment, all residential units shall have a minimum 40% stone or brick (primary masonry) on the street facing, front facades or street facing, side facades on a corner lot. With the 'Courtyard' product type where detached, front yard garages are proposed, the garage shall have a minimum of 100% primary masonry on the front facade, and 60% primary masonry on the side elevations of the garage.

Status

In August of 2016, a site plan application was filed for a condominium development along Weiss Lane situated within Phase 9 of the Sorento Development.

Legal has reviewed and approved the agreement as to form.

Prior City Council Action

Original Development Agreement - 2005

Amendment 1 - 2006

Amendment 2 - 2008

Amendment 3 - 2013

Amendment 4 - 2014

Amendment 5 - 2016

Deadline for City Council Action

There is no deadline for City Council action.

Staff Recommendation

Discuss and take action as appropriate.

Drafter

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Planning Director