



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 19, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.

Applicant: Sotol Ventures

Owner: Dalton Wallace

BACKGROUND/SUMMARY:

This Preliminary PUD allows up to 325 single-family lots with up to 80% of the lots being 50' and 20% being 60' wide. The minimum lot size is 6,000 (50' x 120') and the minimum dwelling unit size (heated/cooled area) is 1,700 sf.

There are 4.1 acres of C-2 Medium Commercial on FM 973 with certain uses prohibited.

The PUD is consistent with the land use designations in the Comprehensive Plan's Future Land Use Map with Commercial Corridor uses on FM 973 and Neighborhood uses between the commercial and Wilbarger Creek. The PUD is also consistent with the Trails Plan and Thoroughfare Plan in the Comprehensive Plan.

The PUD has 8.8 acres of non-floodplain, non-detention area parkland in three areas and is connected by a trail system. The amount of parkland acreage exceeds code requirements by 3.88 acres. Within the parkland, they'll construct a 2-5 year old playground, 5-12 year old playground, minimum 20 stall parking lot, 10,000 sf dog park, minimum 20'x30' pavilion, and a basketball court. These are public amenities but maintained by the HOA.

Additionally, the owner is retaining the floodplain/open space but is dedicating an access easement for a regional trail that will be constructed with this PUD that connects to the Shadowglen trail(s) in the south and Monarch Ranch to the north, as well as internal trails that connect to the proposed Monarch Ranch internal trails. To provide a safe trail crossing across the collector road, a crosswalk with pedestrian-activated flashing lights will be installed.

Staff also recommends that one additional trail connection be made into Shadowglen from the sidewalk trail that extends from Allard Drive to the southern boundary of the Okra Tract.

The PUD also contains two unloaded collector roads that are 64' ROW, one of which is on our Thoroughfare Plan and would be a parallel north-south route to FM 973. This roadway, Silent Falls Way, would extend through Okra and Monarch Ranch, then cross Gregg Lane and extend north through the New Haven and Mustang Valley subdivisions to Anderson Lane ending at Schmidt Lane. Similar to Mustang Valley, New Haven and Monarch Ranch, the collector roads will have a 10' landscaping buffer along them and upgrading subdivision fencing with masonry columns.

TxDOT has provided and the developer has agreed in lieu of a TIA they will extend the center turn lane from Tinajero to the northern connection of Suncrest with it tapering off past Suncrest. A right-turn lane on southbound FM 973 will also be added. No signal is planned. Travis County also waived a TIA as the County roads that are being connected to within Shadowglen are built out and no further improvements would be required. No existing city roads are being connected so the city is not requiring a TIA as TxDOT has worked out the necessary mitigations with the developer.

This item was postponed at the June 21st meeting to July 19th because P&Z did not have a quorum on June 14th to provide a recommendation. P&Z lacked a quorum again on July 12th so this item still lacks a P&Z recommendation. The applicant has requested that the City Council consider the discussion of the item so the applicant can begin receiving feedback. This zoning case is planned to go back before P&Z on August 9th so if the City Council would like to conduct the public hearing and provide feedback, that information would go to P&Z on August 9th, then this case would come back before the City Council on August 16th for second reading. Upon second reading any additional feedback received by P&Z would be provided to the City Council.

This is only the Preliminary PUD Site Plan and after the public hearings are held and its approved, it would be resubmitted as a Final PUD Site Plan which would then come back to P&Z and City Council for public hearings and approval. Approval of the Preliminary PUD Site Plan is not an approval of the final development.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: Yes
ATTACHMENTS: Yes

- PUD Site Plan
- Rezoning Map
- Aerial Image
- FLUM & Dashboards
- FM 973 Improvement Area
- Collector Road Alignment
- Allard Drive Trail Connection
- Engineer Comments & Acceptance
- Public Notice and Labels

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve a first reading of a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX with the additional trail connection at Allard Drive.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
