

Planning and Zoning: 10/7/2013	Staff Contact: Erin Sellers, Planner II
Agenda Item: 2013-2285	E-mail: erins@pflugervilletx.gov
Case No. FP1307-02	Phone: 512-990-6300

SUBJECT: Approving the Falcon Pointe – Section 16 Final Plat; 19.764-acres of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County Texas.

BACKGROUND/DISCUSSION

Location: The proposed subdivision is generally located north of E. Pflugerville Parkway, south of Kelly Lane, and along the east side of Colorado Sand Drive.

Land Use: The final plat proposes 77 single-family lots and 6 open space lots owned and maintained by the HOA.

Transportation:

Three local streets are proposed including Dillon Pond Lake, Turning Stream and Crimson Apple Way. A portion of Crimson Apple Way has been widened to a collector level street at the intersection of Colorado Sand Drive Lane.

Water and Sewer:

The proposed subdivision is anticipated to be served by the City of Pflugerville with water and wastewater service.

Parkland:

No public parkland is being proposed with this section of Falcon Pointe.

Fiscal Security:

The developer has posted partial fiscal in the amount of \$582,733.18 to cover the costs of the remaining public infrastructure to be built.

STAFF RECOMMENDATION:

The proposed subdivision meets all state and local requirements for a Final Plat; therefore Staff recommends approval of the Falcon Pointe Section 16 Final Plat.

ATTACHMENTS:

- Location Map
- Falcon Pointe Section 16 Final Plat (separate attachment)

LOCATION MAP:

