

## STAFF REPORT

<b>Planning and Zoning:</b>	5/2/2016	<b>Staff Contact:</b>	Erin Sellers, Planner II
<b>Agenda Item:</b>	2016-4827	<b>E-mail:</b>	erins@pflugervilletx.gov
<b>Case No.</b>	FP1512-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a final plat for Falcon Pointe POD 7 Phase 1; a three lot subdivision consisting of 28.789 acres of land out of the John Davis Survey No. 13, Abstract No. 231, situated in Pflugerville, Travis County, Texas. (FP1512-02)

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### Location:

The proposed subdivision is located east of SH130, south of Kelly Lane, and north of East Pflugerville Parkway, and is within the City limits.

### Zoning:

The property is zoned as part of the Falcon Pointe Alternative Land Use Regulation (ALUR) No. 1 and No. 2 South (Ordinance No. 999-09-04-28) and governed by Corridor Urban Center 5 (CL5) zoning per the ALUR and is included within the Falcon Pointe TIRZ.

### Analysis/Transportation:

The final plat includes three lots, one of which is a private open space lot at intersection of Falcon Village Lane and the State Highway 130 feeder road. All three lots have frontage along Falcon Village Lane, a minor collector roadway, which provides for a vehicular and pedestrian connections from Colorado Sand Drive to the State Highway 130 feeder road. A 6-ft wide sidewalk will be provided along both sides of Falcon Village Lane.

### Water and Sewer:

This area is within the City of Pflugerville water and wastewater Certificate of Convenience and Necessity (CCN). The Falcon Pointe development is within the Travis County MUD #15, with utility services provided by the City of Pflugerville.

### STAFF RECOMMENDATION:

The proposed plat satisfies all state and local platting requirements, therefore staff recommends approval of the final plat.

### ATTACHMENTS:

- Location Map
- Falcon Pointe Pod 7 Phase 1 Final Plat (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**

