

STAFF REPORT

Planning and Zoning:	11/3/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0873	E-mail:	kristing@pflugervilletx.gov
Case No.	RP2024-000500	Phone:	512-990-6300

SUBJECT: Conduct a public hearing and approve an application to Replat Block A Lot 1A Falcon Pointe Section 4A consisting of 13.208 acres out of the John Beckham Survey Abstract No. 55, Section No. 16 in Travis County, TX. (FP2024-000500)

LOCATION:

The proposed subdivision consists of 13.208-acres of land located generally north of Murchison Ridge Trail and east of FM 685, within the Falcon Pointe development.

ZONING:

The subdivision is zoned Planned Unit Development (PUD) district. The lot is currently zoned commercial, under current code the uses allowed would fall under the Retail (R) zoning district.

The lot was originally subject to the Transitional Business (TB) uses. Under the 2007 update to the zoning code the TB zoning district became the Retail (R) zoning district.

ANALYSIS:

The lot was replatted in in 2021 as a commercial lot within the Falcon Pointe subdivision. The proposed replat is to divide Lot 1A into two separate lots for future development.

TRANSPORTATION:

No changes to the road network are proposed or required.

UTILITIES:

The property is within the City of Pflugerville CCN and no extensions are required to serve the proposed lots.

NOTIFICATION:

Notification has been provided in accordance with state law.

STAFF RECOMMENDATION:

The Replat meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map
- Replat Block A Lot 1 Falcon Pointe Section 4A

LOCATION MAP

