

September 1, 2010

RECEIVED
SEP 03 2010

Autumn Speer
City of Pflugerville
Planning Department
100 E Main, Ste 400
Pflugerville, Texas 78691

RE: Falcon Pointe Preliminary Plan #4A

Dear Ms. Speer:

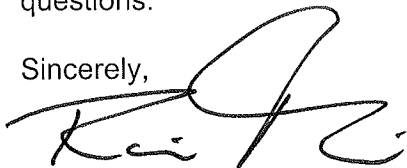
During the preparation of Falcon Pointe Preliminary Plan #4A, an area of the plan was identified as requiring a variance request. As previously granted on the Falcon Pointe Preliminary Plan #4; we respectfully request the re-approval of the variance from Subchapter 15, Section (X)(3)(t) of the City of Pflugerville Unified Development Code.

Per Subchapter 15, Section (X)(3)(t) of the Unified Development Code; residential subdivisions must have at least one street stubbed out into every adjacent property which has not been subdivided and is not recorded in County records

The subject plan currently provides access to Kelly Lane and the neighboring development (Hidden Lake), however there is small portion of the plan which is also adjacent to a "non-platted" tract of land (there by requiring subject variance). From an overall planning perspective providing a "Street Stub" in this particular case would more than likely not serve the intended purpose of the Unified Development Code as specified above. Furthermore the adjacent tract in question (see attached tax map exhibit "A") is one of a series of long narrow acreage tracts previously created fronting along Kelly Lane (not subdivided by plat). In addition this particular tract also appears to be significantly inundated by the 100-year flood plain. It is our opinion that adding a "Street Stub" in this instance would not serve any practical purpose now or in the future (See aerial Exhibit "B" for an area overview)

We look forward to continuing our work together with the City of Pflugerville in creating a viable quality community within the City of Pflugerville. Please call me should you have any questions.

Sincerely,



Rainer Ficken, AICP
Newland Communities

Attachment

Exhibit "B"

Google map maker



Travis Central Appraisal District
 P.O. Box 149012
 Austin, Texas 78714
 Internet Address: www.traviscd.org
 Main Telephone Number (512) 834-9317
 Appraisal Information (512) 834-9318
 TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or warranties about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD 1983 StatePlane
 Texas_Central_FIPS_4203_Feet
 Projection: Lambert_Conformal_Conic

0 400 Feet

Revision Date
 2/5/2010

27550

27550000	27550001	27550002	27550003	27550004
27550005	27550006	27550007	27550008	27550009
27550010	27550011	27550012	27550013	27550014
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27550035	27550036	27550037	27550038	27550039
27550040	27550041	27550042	27550043	27550044
27550045	27550046	27550047	27550048	27550049
27550050	27550051	27550052	27550053	27550054
27550055	27550056	27550057	27550058	27550059
27550060	27550061	27550062	27550063	27550064
27550065	27550066	27550067	27550068	27550069
27550070	27550071	27550072	27550073	27550074
27550075	27550076	27550077	27550078	27550079
27550080	27550081	27550082	27550083	27550084
27550085	27550086	27550087	27550088	27550089
27550090	27550091	27550092	27550093	27550094
27550095	27550096	27550097	27550098	27550099

Exhibit "A"

