

Planning and Zoning: 9/16/2013 **Staff Contact:** Erin Sellers, Planner II
Agenda Item: 2013-2286 **E-mail:** erins@pflugervilletx.gov
Case No. FP1307-03 **Phone:** 512-990-6300

SUBJECT: Approving the Falcon Pointe – South Tract Major Facilities Final Plat; a 15.323-acre tract 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 street R-O-W and easements and a private detention pond owned and maintained by the HOA.

Transportation:

The south portion of Colorado Sand Drive intersecting with E. Pflugerville Parkway is proposed along with a collector street, Lone Star Ranch Boulevard which intersects with Falcon Pointe Boulevard. Also, R-O-W dedication is proposed on E. Pflugerville Parkway. These streets are integral to providing more traffic circulation in the immediate area and are anticipated to alleviate traffic on Kelly 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 \$1,014,339.61 to cover the costs of the remaining public infrastructure to be built.

Condition of Approval:

Public easements are necessary with this final plat phase; however the easements will be dedicated by separate instrument which requires City Council approval. Staff proposes a condition of approval to allow staff to postpone the recordation of the final plat until such time Council has consented to the acceptance of the easements scheduled to be reviewed by Council on September 24, 2013.

STAFF RECOMMENDATION:

The proposed subdivision meets all state and local requirements for a Final Plat; therefore Staff recommends approval of the Falcon Pointe South Tract Major Facilities Final Plat with the condition stated above.

ATTACHMENTS:

- Location Map
- Falcon Pointe South Tract Major Facilities Final Plat (separate attachment)

