

FINAL REPORT

Planning and Zoning:	3/4/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-1639	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1301-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Falcon Pointe Section Nine-South (Phase 2); a 9.024-acre tract of land out of the John Davis Survey No. 13, in Pflugerville, Texas.

Location:

The Final Plat is for an area located southwest of the Kelly Lane and Falcon Pointe Blvd. intersection, in the southern portion of the Falcon Pointe subdivision along the west side of Falcon Pointe Blvd.

Zoning:

The property is zoned as part of the Falcon Pointe Alternative Land Use Regulation (ALUR).

Analysis:

The final plat area was included in the Falcon Pointe #4A Preliminary Plan, approved in January 2011 and a subsequent revision approved administratively in March 2012. The proposed plat consists of 35 single-family residential lots and an extension of 2 local streets. Public improvements within the proposed subdivision have been constructed and accepted on February 7, 2013.

Transportation:

Access to the final plat area is from Falcon Pointe Blvd. through an extension of Edwards Plateau Drive and Open Plain Drive. Sidewalks are provided along both sides of the streets as required.

Water and Sewer:

The Falcon Pointe development is within the Travis County MUD #15, with utility services provided by the City of Pflugerville.

Parks:

Although public parkland dedication is not provided with this final plat, public parkland and open space is allocated throughout the Falcon Pointe development per the ALUR.

STAFF RECOMMENDATION:

The final plat meets the minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Falcon Pointe Section Nine-South (Phase 2) Final Plat (separate attachment)

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LOCATION MAP:

