

**AGENDA REPORT**

<b>Planning &amp; Zoning:</b>	5/7/2012	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2012-1178	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1202-05	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Falcon Pointe Section Nine-South (Phase 1); a 11.017-acre tract of land out of the John Davis Survey No. 13, in Pflugerville, Texas (FP1202-05).

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**BACKGROUND/DISCUSSION**

**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. A subsequent revision to Preliminary Plan #4A was approved administratively in March 2012 to address a minor adjustment of lots included in the proposed final plat. Specifically, Lot 17, Block O was expanded in width near Dusty Chisolm Trail to address existing improvements. To accommodate the change, Lots 1-7, Block O along Shallow Pond Trail were reduced slightly in length. Public improvements within the proposed subdivision have been constructed but not accepted to date. On March 5, 2012, the Planning and Zoning Commission approved a subdivision variance to allow partial fiscal security to be provided, enabling the applicant to move forward with the final plat. The proposed plat consists of 42 single-family residential lots, 1 open space and 1 open space/park lot, and an extension of 4 local streets.

**Transportation:**

Access to the final plat area is from Falcon Pointe Blvd., with Dusty Chisolm Trail and Edwards Plateau Drive providing the initial connections. Sidewalks are provided along both sides of all streets as required.

**Water and Sewer:**

Water and wastewater will continue to be provided by the City of Pflugerville.

**Parks:**

The final plat includes 1.30 acres of open space/park. Lot 13, Block Q is a pocket park that was included in the parkland calculation in the ALUR. Per a Parkland Agreement with the developer, Lot 13, Block Q will be dedicated through special warranty deed to the City and maintained by the HOA. Lot 17, Block O is an open space/landscape lot to be owned and maintained by the HOA.

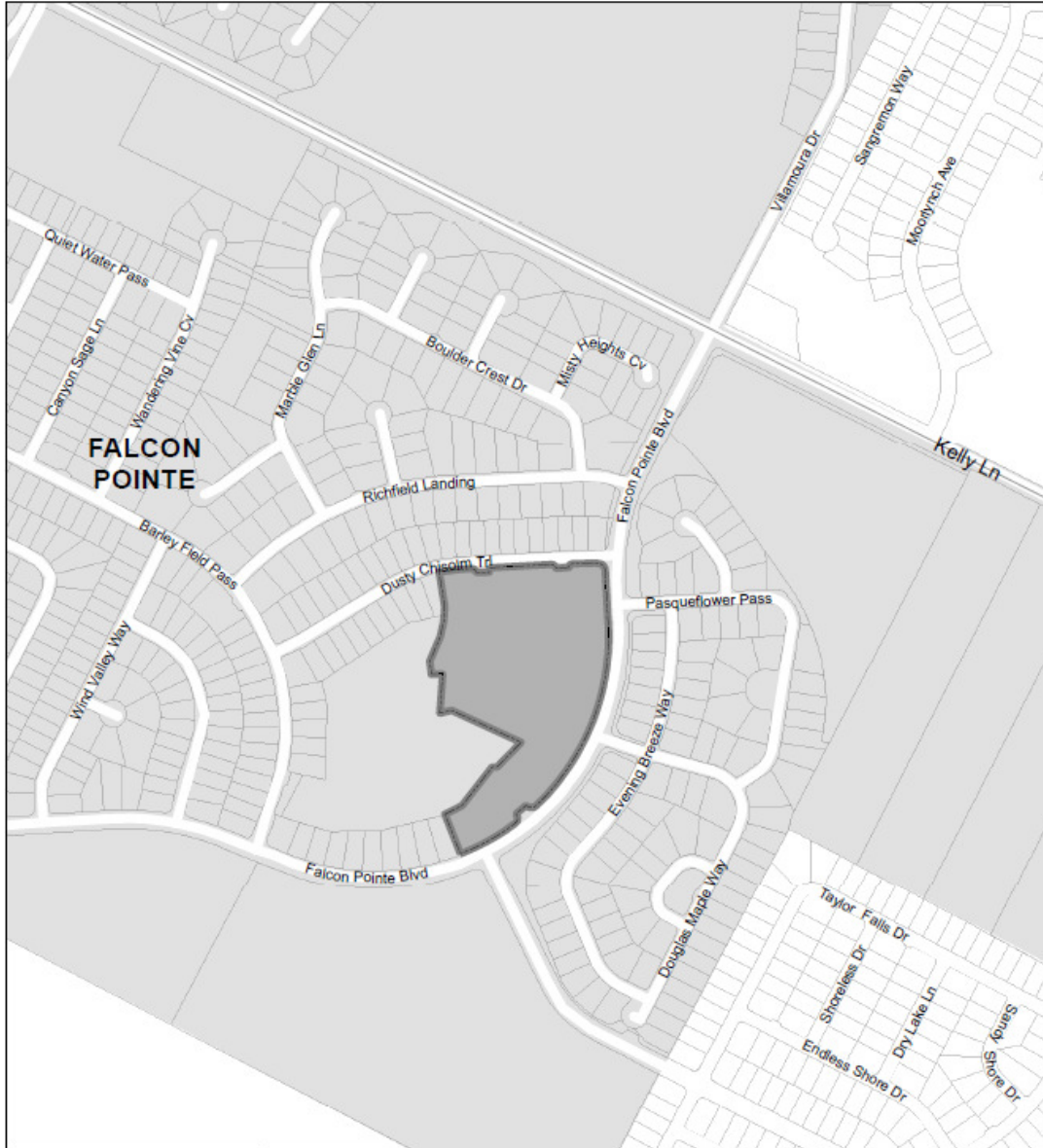
**STAFF RECOMMENDATION:**




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

**ATTACHMENTS:**

- Location Map
- Falcon Pointe Section Nine-South (Phase 1) Final Plat (separate attachment)

**LOCATION MAP:**



<p>Falcon Pointe Sec 9          South Ph 1</p> <hr/> <p>Case Number:          FP1202-05</p> <hr/> <p>2/17/2012</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> ETJ</li> <li> City Limits</li> </ul> <p>0 400 800 Feet</p>	<p style="text-align: center;">N</p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p style="text-align: center;"></p>	<p>Locator Map</p> 
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