

STAFF REPORT

Planning and Zoning:	9/21/2015	Staff Contact:	Erin Sellers, AICP, Planner II
Agenda Item:	2015-4220	E-mail:	erins@pflugervilletx.gov
Case No.	FP1507-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Falcon Pointe Section Eighteen; a 14.163-acre tract of land out of the John Davis Survey 13, Abstract No. 231; in Pflugerville, Travis County, Texas. (FP1507-01)

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.

ZONING:

The subject property is part of the Falcon Pointe Alternative Land Use Regulation (ALUR), specifically a part of the "Falcon Pointe ALUR 2 South" zoning, and is included within the Falcon Pointe TIRZ.

REQUEST:

The final plat proposes 40 single-family lots and three private open space lots. The open space lots will be owned and maintained by the HOA. As stated within the ALUR, the lots within this phase of the development are a part of the "Neighborhood Three-East" development and permitted to have a minimum lot area of 5,175 square feet with a minimum lot width of 45 feet and lot depth of 115 feet.

TRANSPORTATION:

Access to the final plat area from Colorado Sand Drive is through a new minor collector street, Falcon Village Lane. Falcon Village is anticipated to extend further westward through a future commercial subdivision of Falcon Pointe. Ruby Lace Road, Silver Fern Lane, Gold Holly Road, and Weeping Beech Lane are local streets included within the proposed subdivision.

UTILITIES:

This area is within the City of Pflugerville water and wastewater Certificate of Convenience and Necessity (CCN). 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, it is allocated throughout the Falcon Pointe development as permitted through the ALUR. As mentioned, three private open space lots consisting of approximately 3.23 acres are included within this plat.

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PROJECT STATUS:

Subdivision construction of the public infrastructure commenced in June of 2015. The applicant has posted partial fiscal, to cover the costs of the remaining public improvements to be constructed, in order for the Final Plat to be recorded with the Travis County Clerk's office.

STAFF RECOMMENDATION:

The proposed subdivision meets all state and local requirements for a Final Plat; therefore Staff recommends approval of the Falcon Pointe Section Eighteen Final Plat.

ATTACHMENTS:

- Location Map
- Falcon Pointe Section Eighteen Final Plat (separate attachment)

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LOCATION MAP:

