

<b>Planning and Zoning:</b>	5/2/2016	<b>Staff Contact:</b>	Erin Sellers, Planner II
<b>Agenda Item:</b>	2016-4826	<b>E-mail:</b>	erins@pflugervilletx.gov
<b>Case No.</b>	PP1511-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving an Amended Preliminary Plan for Falcon Pointe POD 7, to include Lots 1 through 3, Block 2, generally north of the entrance road, Falcon Village Lane; a 57.6-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, situated in Pflugerville, Travis County, Texas. (PP1511-01)

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**Location:**

The proposed subdivision is located east of SH130, south of Kelly Lane, and north of East Pflugerville Parkway, and is within the City limits.

**Zoning:**

The property is zoned as part of the Falcon Pointe Alternative Land Use Regulation (ALUR) No. 1 and No. 2 South (Ordinance No. 999-09-04-28) and governed by Corridor Urban Center 5 (CL5) zoning per the ALUR and is included within the Falcon Pointe TIRZ.

**Analysis/Transportation:**

The approved preliminary plan has a minor collector roadway, Falcon Village Lane, providing for a vehicular and pedestrian connection from Colorado Sand Drive to the State Highway 130 feeder road. Falcon Village Lane includes a circular, private open space lot situated within the Falcon Village Lane right-of-way. A 6-ft wide sidewalk will be provided along both sides of Falcon Village Lane. The proposed amendments to the approved preliminary plan includes three lots, one of which is a triangular shaped open space lot at intersection of Falcon Village Lane and the State Highway 130 feeder road.

**Water and Sewer:**

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:**

Public Parkland was addressed through earlier phases of the development.

**STAFF RECOMMENDATION:**

The proposed preliminary plan satisfies all state and local platting requirements, therefore staff recommends approval of the preliminary plan.

**STAFF REPORT**




**ATTACHMENTS:**

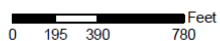
- Location Map
- Falcon Pointe Pod 7 Amended Preliminary Plan (separate attachment)

The map displays the proposed Pflugerville Pkwy alignment, which runs diagonally from the bottom left towards the top right. The alignment is shown as a thick, light-colored line. To the left of the alignment, there are several existing roads, including N SH 130 SB, N SH 130 NB, and E Pflugerville Pkwy. A large, shaded area in the center of the map indicates the proposed road alignment. A '130 TOLL' sign is shown on the left side of the map. The map also shows various residential streets and a network of roads in the background.

11/06/2015

### Legend

-  Subject Property  
 ETJ  
 City Limits



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.



### Locator Map

