

STAFF REPORT

Planning and Zoning:	11/2/2015	Staff Contact:	Erin Sellers, Planner II
Agenda Item:	2015-4382	E-mail:	erins@pflugervilletx.gov
Case No.	PP1504-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Falcon Pointe POD 7, to include an 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. (PP1504-02)

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 is included within the Falcon Pointe TIRZ.

Analysis/Transportation:

The preliminary plan proposes 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. The proposed preliminary plan also 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. Further amendments to the preliminary plan will be required in order to establish lot configurations of the remaining acreage within Pod 7.

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:

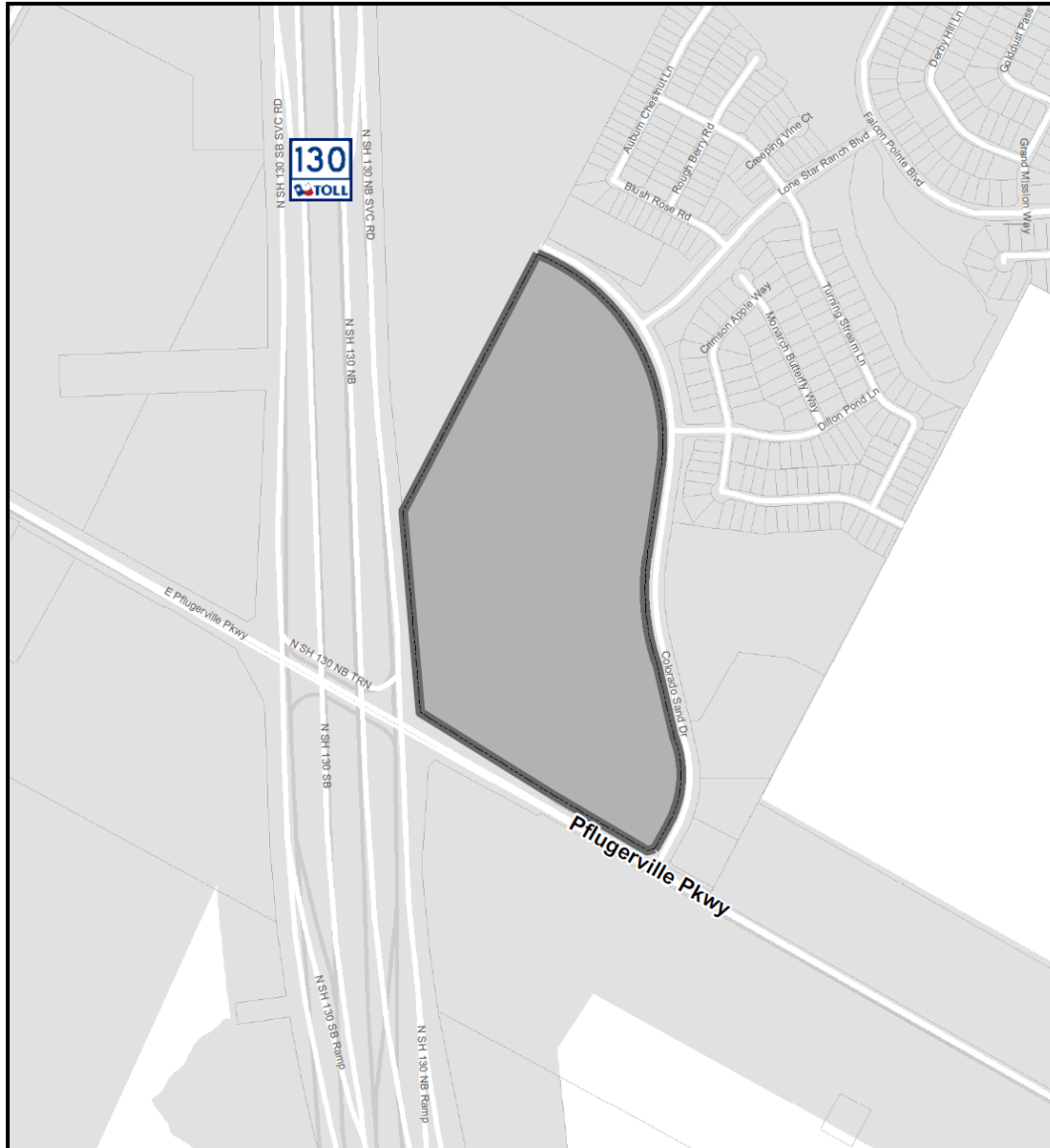
Staff recommends approval of the preliminary plan.

ATTACHMENTS:

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

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LOCATION MAP:



<p>Falcon Pointe Pod 7</p> <p>Case Number: PP1504-02</p> <p>4/27/2015</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p>0 195 390 780 Feet</p>	<p></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></p>	<p>Locator Map</p>
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