

**Planning and Zoning** 1/3/2011

**Staff Contact:** Jeremy Frazzell, Senior Planner

**Agenda Item:** 2010-0289

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**Case No.** PP1009-01

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**SUBJECT:** Consider a Subdivision Variance and associated Preliminary Plan for Falcon Pointe #4A; a 62.37-acre tract of land out of the John Beckham Survey No. 16, Abstract No. 55, in Pflugerville, Texas.

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**LOCATION:**

The property is located generally southeast of the Falcon Pointe Blvd. and Kelly Lane intersection in the south section of the Falcon Pointe subdivision.

**ZONING:**

The property is zoned as part of the Falcon Pointe Alternative Land Use Regulation (ALUR) No. 2.

**ANALYSIS:**

The proposed Preliminary Plan #4A includes areas that were previously approved in Falcon Pointe Preliminary Plans #3 and #4, and have since expired. Specifically, a portion of Section 9 South, Section 12 and a segment of Falcon Pointe Blvd extending from approximately Grand Mission Way to Dusty Chisolm Trail has been included in the proposed Preliminary Plan. In total, 190 residential lots are proposed with 7 open space lots and 1 lift station lot. These sections have not changed from their previously approved configuration and the open space lots will continue to be owned and maintained by the developer/HOA.

A Subdivision Variance is being requested as previously approved to vary from the requirement to provide a stub into an adjacent unplatted tract of land to the east. The adjacent tract is a relatively narrow, 10-acre tract of land with a large swath of floodplain that bisects the tract. A stub into this tract would provide access to the southern portion of the tract located outside of the floodplain, but is not anticipated to provide a substantial benefit to the general public. A variance to this requirement was approved with the previous preliminary plan.

**INFRASTRUCTURE IMPACTS:**

**Transportation:** Access to the subdivision is from Falcon Pointe Blvd. The proposed residential lots were accounted for in the overall development and no further impact is anticipated with the proposed Preliminary Plan.

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

**Drainage:** Falcon Pointe Section 9 was originally approved to not provide on-site detention with conveyance provided through a drainage easement in the Villages of Hidden Lake subdivision to the east, with an outfall into Lake Pflugerville. Section 12 was not included in the original approval and

conveys into the creek northeast of the site. The drainage analysis for the Falcon Pointe subdivision was resubmitted to the Engineering Department to prove the drainage conditions remain acceptable.

**Parks:** Parkland was allocated in the original Preliminary Plans and no further dedication is required at this time.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Subdivision Variance and Preliminary Plan for Falcon Pointe #4A.

**ATTACHMENTS:**

- Location Map
- Subdivision Variance request (separate attachment)
- Falcon Pointe #4A Preliminary Plan (separate attachment)

**LOCATION MAP:**

