

STAFF REPORT

Planning and Zoning:	8/4/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0561	E-mail:	kristing@pflugervilletx.gov
Case No.	PP2024-000313	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for the Northpointe East Tract; a 38.13 tract of land, situated in the John Davis Survey, Section 13, Abstract No. 231; in Pflugerville, Texas PP2024-000313.

LOCATION: The subject property is located generally northeast of the N SH 130 Service Road and Falcon Village Lane intersection.

ZONING: The property is zoned as a Planned Unit Development (PUD). NorthPointe, Ord 1547-22-05-10.

ANALYSIS:

The preliminary plan is intended to establish five (5) non-residential lots. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Unified Development Code.

TRANSPORTATION:

The subject property is located at the existing northeast intersection of the N SH 130 Service Road and Falcon Village Lane. N SH 130 Service Road is an existing Freeway with varying right-of-way (ROW) width and Falcon Village Lane is a 60' wide local roadway. The city acquired right-of-way for Colorado Sand Drive through the development via right-of-way deed (2024017970). The City of Pflugerville will build out Colorado Sand Drive.

PARKLAND DEDICATION:

Per the Northpointe PUD, the East Tract is required to designate 3.2 acres of greenway. Pond Lot 5 will serve as 2.6 acres to the required 3.2 acres of greenway. The pond will be ultimately designed as an enhanced pedestrian experience, with a fountain and a walking trail with benches surrounding.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater. The City of Pflugerville is building extensions of public lines necessary to serve the subdivision through a Capital Improvement Project.

STAFF RECOMMENDATION:

The preliminary plan meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Northpointe East Tract Preliminary Plan (separate attachment)

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LOCATION MAP:

