

STAFF REPORT

Planning and Zoning:	4/6/2015	Staff Contact:	Erin Sellers, Planner II
Agenda Item:	2015-3795	E-mail:	erins@pflugervilletx.gov
Case No.	FP1502-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Falcon Pointe Section nineteen; a 2.983-acre tract of land out of the John Davis Survey 13, Abstract No. 231; in Pflugerville, Travis County Texas.

LOCATION:

The proposed subdivision is generally located at the intersection of E. Pflugerville Parkway and 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. As stated within the ALUR, the commercial lots within this phase of the development are a part of the "Neighborhood Three-East" development and shall generally follow the Corridor Urban Center Level -5 (CL5) zoning development standards.

LOT CONFIGURATION:

The final plat proposes 2 commercial lots, both approximately 1 ½ acres each.

TRANSPORTATION:

Both Lot 1 and Lot 2 have public frontage on Colorado Sand Drive, while Lot 2 is a corner lot located at the intersection of E. Pflugerville Parkway and Colorado Sand Drive. A reciprocal joint access easement will be provided between Lot 1 and Lot 2 to allow for joint vehicular access between the lots.

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:

Parkland is not required for this phase of the development.

STAFF RECOMMENDATION:

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

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ATTACHMENTS:

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

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LOCATION MAP:

