

**FINAL REPORT**

<b>Planning and Zoning:</b>	12/16/2013	<b>Staff Contact:</b>	Trenton Klerekoper, Planner I
<b>Agenda Item:</b>	2013-2432	<b>E-mail:</b>	trentonk@pflugervilletx.gov
<b>Case No.</b>	FP1309-05	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Falcon Pointe Section 13, Phase A; being 14.95 acres out of the John Davis Survey No. 13, Abstract 231, in Travis County.

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**Location:**

The final plat is located east of SH130 and south of Kelly Lane along the southern portion of Falcon Pointe Blvd., and is within the City limits.

**Zoning:**

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

**Analysis:**

The final plat area was included in the Falcon Pointe Preliminary Plan #5A, which was approved in 2013. The proposed plat consists of 52 single-family residential lots and the extension of four local streets. While subdivision improvements are currently under construction, a variance is requested to allow for the posting of fiscal security for the remaining improvements that have not been constructed.

**Transportation:**

Two public points of access are proposed from Falcon Pointe Blvd. Internal circulation will be provided by four local streets, two of which will terminate into a cul-de-sa. A 4-ft wide sidewalk will be provided along both sides of all streets and a 10-ft hike and bike trail currently meanders through the open space lots along Falcon Pointe Blvd.

**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:**

Although public parkland dedication is not provided with this final plat, public parkland and open space is allocated throughout the Falcon Pointe development per the ALUR.

**STAFF RECOMMENDATION:**

The final plat meets the minimum requirements and staff recommends approval.

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**ATTACHMENTS:**

- Location Map
- Falcon Pointe Section 13, Phase A Final Plat (separate attachment)

**LOCATION MAP:**

