

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/7/2015	<b>Staff Contact:</b>	Erin Sellers, Planner II
<b>Agenda Item:</b>	2015-4383	<b>E-mail:</b>	erins@pflugervilletx.gov
<b>Case No.</b>	FP1510-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a final plat for Falcon Pointe POD 7 Entrance Road; a 2.443-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, situated in Pflugerville, Travis County, Texas. (FP1510-01)

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**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 final plat 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 plat 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.

**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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat.






**ATTACHMENTS:**

- Location Map
- Falcon Pointe Pod 7 Entrance Road Final Plat (separate attachment)

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**LOCATION MAP:**



<p><b>Falcon Pointe Pod 7 Entrance Rd</b></p> <p><b>Case Number: FP1510-01</b></p> <p><b>10/05/2015</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> ETJ</li> <li> City Limits</li> </ul> <p>0 425 850 Feet</p>	<p style="text-align: center;">N</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 style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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