

STAFF REPORT

Planning and Zoning:	2/3/2014	Staff Contact:	Trenton Klerekoper, Planner I
Agenda Item:	2014-2639	E-mail:	trentonk@pflugervilletx.gov
Case No.	PP1311-03	Phone:	512-990-6300

SUBJECT: Approving an amended Preliminary Plan for Falcon Pointe #6; being 174.09 acres out of 299.47 acres of the Terrabrook Falcon Ridge L.P., in Pflugerville, Texas.

Location:

The proposed subdivision is located east of SH130 and south of Kelly Lane, between Falcon Pointe Blvd. and Colorado Sand Drive, 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:

The proposed amended preliminary plan adds Section 15 to the previously approved Falcon Pointe #6 Preliminary Plan. The proposed section consists of 55 single-family lots and two (2) open space, drainage, and wastewater lots on 29.04 acres. All non-residential lots will be owned and maintained by the HOA.

The updated Section 15 is generally in the middle of the existing preliminary plan area and is surrounded by single-family lots and a pond that is within an open space lot. The eastern boundary of the preliminary plan is the Pflugerville City limit.

Transportation:

There are two points of access to the preliminary plan area, one from Falcon Pointe Blvd., the other from the newly constructed Colorado Sand Drive. Internal circulation will be provided by local streets, three of which will terminate into a cul-de-sac. A 6-ft wide sidewalk will be provided along collector streets, and a 4-ft wide sidewalk will be provided along both sides of local streets.

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:

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A total of 33.43 acres of open space are allocated within this preliminary plan, which is generally consistent with the open space requirements approved in the Falcon Pointe ALUR. The open space is split between 13.25 acres of public parkland and 20.18 acres of private parkland and open space lots.

STAFF RECOMMENDATION:

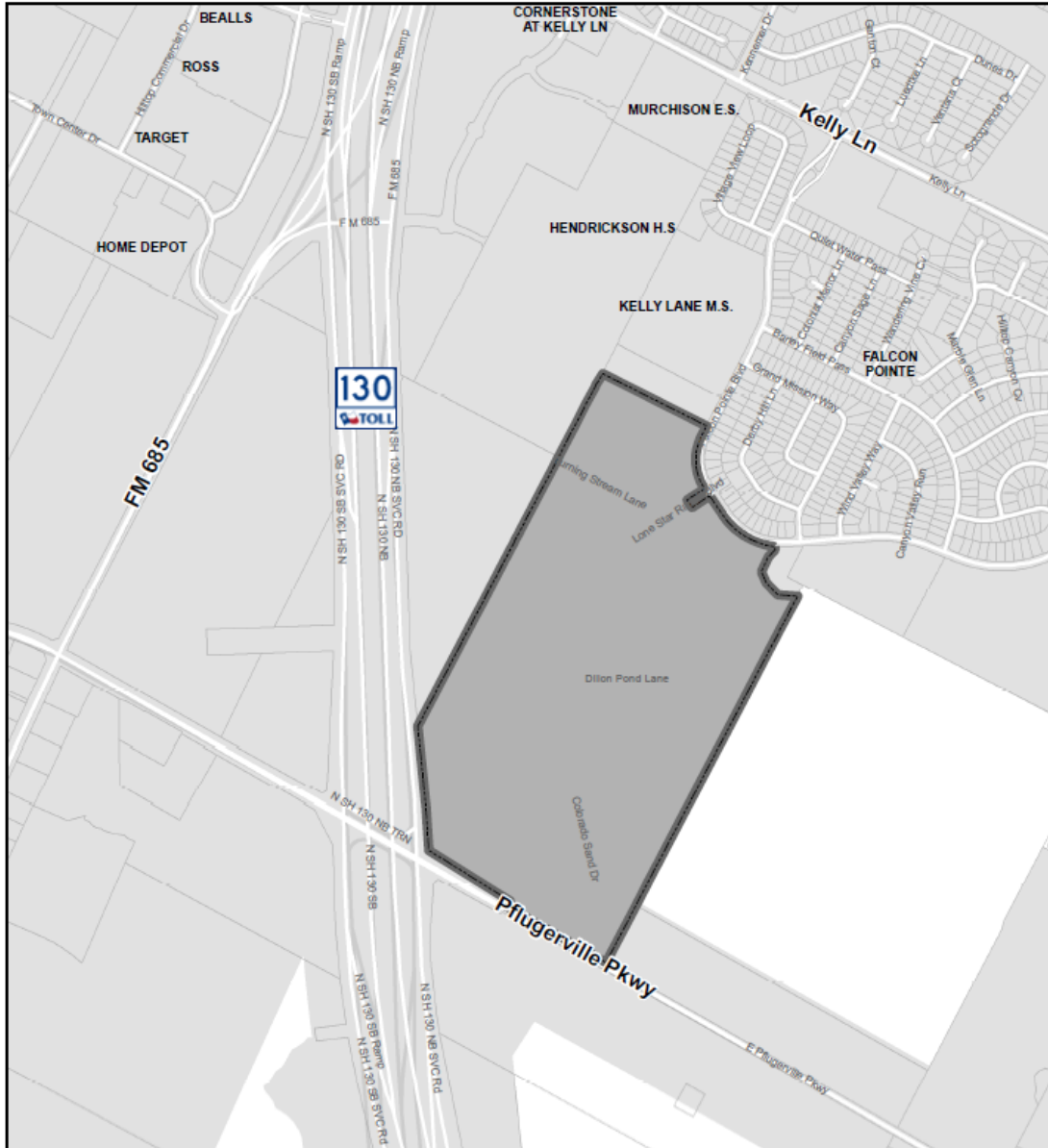
Staff recommends approval of the amended preliminary plan.






ATTACHMENTS:

- Location Map
- Falcon Pointe #6 Amended Preliminary Plan (separate attachment)

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LOCATION MAP:



<p>Falcon Pointe #6 Amended</p> <p>Case Number: PP1311-03</p> <p>11/18/2013</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 300 600 1,200 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></p>	<p style="text-align: center;">Locator Map</p> 
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