

**STAFF REPORT**

Planning and

Zoning:

8/4/2025	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>Agenda Item:</b>	2025-0560	<b>E-mail:</b> kristing@pflugervilletx.gov
<b>Case No.</b>	FP2024-000312	<b>Phone:</b> 512-990-6300

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**SUBJECT:** Approving a Final Plat 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 (FP2024-000312)

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**LOCATION:**

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

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

**ANALYSIS:**

The final plat 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.

**UTILITIES:**

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

**STAFF RECOMMENDATION:**

The Final Plat meets the minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- NorthPointe East Tract Final Plat

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**LOCATION MAP:**

