

Planning and Zoning: 10/7/2013	Staff Contact: Erin Sellers, Planner II
Agenda Item: 2013-2339	E-mail: erins@pflugervilletx.gov
Case No. FP1307-01	Phone: 512-990-6300

SUBJECT: Approving the Falcon Pointe – Section 14, Phase 1 Final Plat; 24.47-acres of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County Texas.

BACKGROUND/DISCUSSION

Location: The proposed subdivision is generally located north of E. Pflugerville Parkway, south of Kelly Lane, and along the east side of Colorado Sand Drive.

Land Use: The final plat proposes 57 single-family lots, one public parkland and drainage lot and one open space lot owned and maintained by the HOA.

Transportation:

Four local streets are proposed including Auburn Chestnut Lane, Rough Berry Road, Creeping Vine Court, and Turning Stream Lane. Turn Stream Lane will ultimately extend across Lone Star Ranch Boulevard into the Section 16 and the future Section 15 of Falcon Pointe.

Water and Sewer:

The proposed subdivision is anticipated to be served by the City of Pflugerville with water and wastewater service.

Parkland:

Lot 40, Block A, a 13.251-acre lot has been proposed for public parkland to satisfy the public parkland requirement for the proposed single family lots within Section 14, 16, and the future Section 15 of Falcon Pointe. Based on the land plan within the ALUR, this is anticipated to be the last public parkland lot within all of Falcon Pointe. City Council has accepted the conveyance of this lot to the City of Pflugerville for public parkland at the September 24, 2013 City Council meeting.

Fiscal Security:

The developer has posted partial fiscal in the amount of \$233,658.61 to cover the costs of the remaining public infrastructure to be built.

STAFF RECOMMENDATION:

The proposed subdivision meets all state and local requirements for a Final Plat; therefore Staff recommends approval of the Falcon Pointe Section 14, Phase 1 Final Plat.



Pflugerville
Planning and Zoning
Commission

AGENDA REPORT

ATTACHMENTS:

- Location Map
- Falcon Pointe Section 14, Phase 1 Final Plat (separate attachment)

LOCATION MAP:

