

**STAFF REPORT**

<b>Planning and Zoning:</b>	4/3/2023	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2023-0264	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	2022-1-PP	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan 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 (2022-1-PP).

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**LOCATION:** The subject property is located generally northeast of the N SH 130 Service Road and Falcon Village Lane intersection.

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

**ANALYSIS:**

The preliminary plan is intended to establish five (5) non-residential lots and 2,394 feet of right-of-way-dedication. 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 proposed plan will add 2,394 feet of additional streets length. This includes a 1, 1456' expansion of Colorado Sands Drive and the creation of 342' Elan Drive and 596' Alba Bonita Drive.

**PARKLAND DEDICATION:**

Per the Northpointe PUD, the East Tract is required to designate 3.2 acres of greenway. Pond Lot 5 will serve as 2.6 acres to the required 3.2 acres of greenway and parkland requirements. The pond will be ultimately designed as an enhanced pedestrian experience, with a fountain and a walking trail with benches surrounding.

**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 preliminary plan.

**STAFF RECOMMENDATION:**

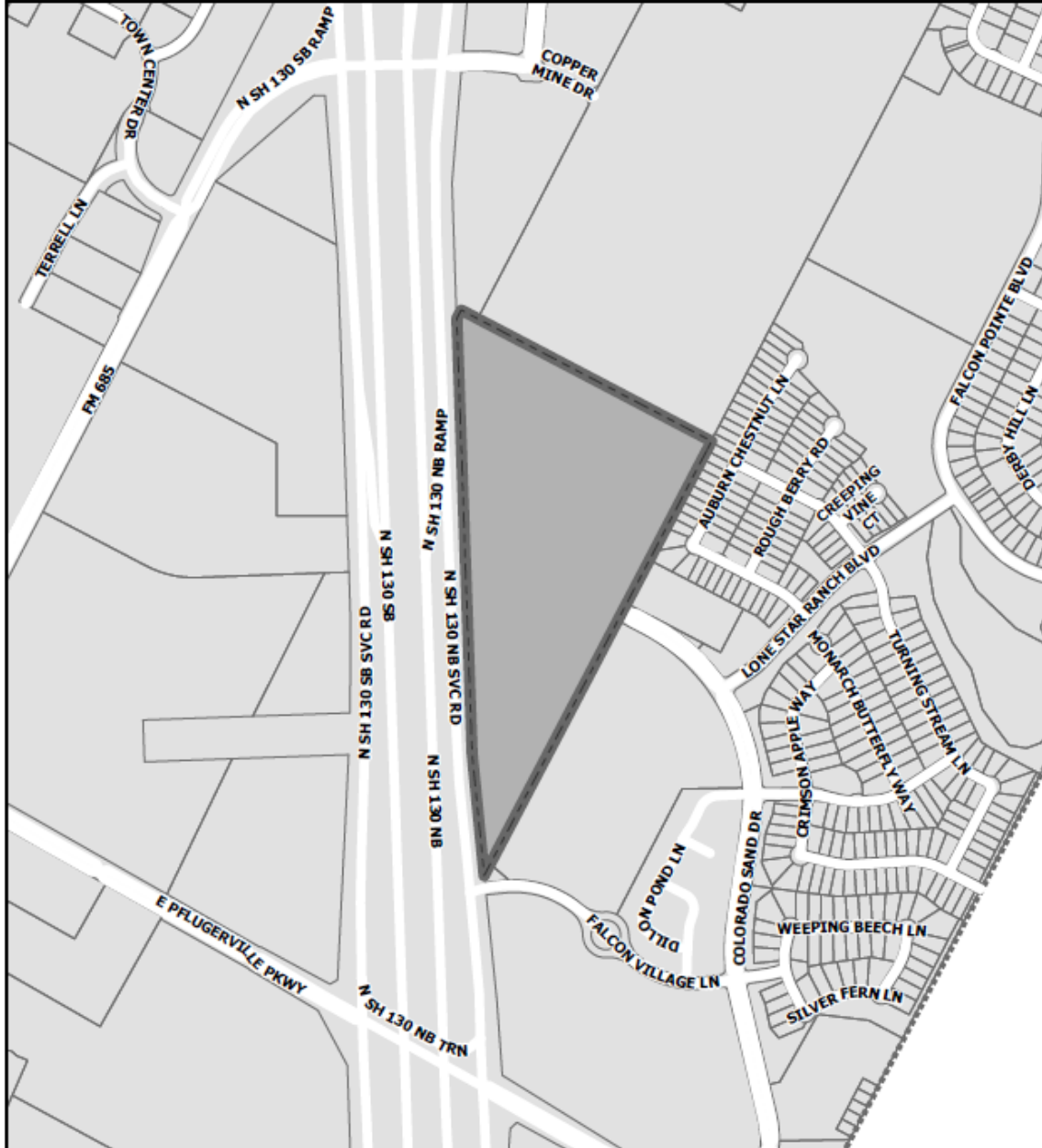
The preliminary plan meets minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Northpointe East Tract Preliminary Plan (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**



<p><b>Northpointe East</b></p> <p><b>Case Number:</b> 2022-1-PP</p> <p><b>3/7/22</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Preliminary Plats</li> <li> City Limits</li> <li> ETJ</li> </ul> <p>0 400 800 Feet</p>	<p style="text-align: center;"></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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