

STAFF REPORT

Planning and Zoning:	9/15/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-3301	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1407-05	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Falcon Pointe Section Fourteen, Phase 2; a 24.47-acre tract of land out of the John Davis Survey 13, Abstract No. 231; in Pflugerville Texas.

LOCATION:

The proposed subdivision is generally located north of E. Pflugerville Parkway, south of Kelly Lane, and along the west side of Lone Star Ranch Blvd.

ZONING:

The subject property is part of the Falcon Pointe Alternative Land Use Regulation (ALUR), specifically a part of the "Falcon Pointe ALUR 2 South" zoning, and is included within the Falcon Pointe TIRZ.

REQUEST:

The final plat proposes 48 single-family lots and two private open space lots. The open space lots will be owned and maintained by the HOA. As stated within the ALUR, the lots within this phase of the development are a part of the "Neighborhood Two-West" development and permitted to have a minimum lot area of 5,000 square feet with a minimum width of 40 feet.

TRANSPORTATION:

Access to the subdivision will be from Lone Star Blvd. Three local streets are proposed within the final plat including Auburn Chestnut Lane, Rough Berry Road, and Blush Rose Road.

UTILITIES:

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:

Although public parkland dedication is not provided with this final plat, it is allocated throughout the Falcon Pointe development as permitted through the ALUR. As mentioned, two private open space lots consisting of approximately 1.95 acres are included within this plat.

STAFF RECOMMENDATION:

A subdivision variance was approved by the Planning and Zoning Commission on August 4, 2014 to allow posting of partial fiscal in order to submit the final plat prior to public improvement acceptance. Following that approval, a subdivision bond was posted with the final plat to cover the costs of the remaining public infrastructure. The proposed subdivision meets all state and local requirements for a

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Final Plat; therefore Staff recommends approval of the Falcon Pointe Section Fourteen, Phase 2 Final Plat.

ATTACHMENTS:

- Location Map
- Falcon Pointe Section Fourteen, Phase 2 Final Plat (separate attachment)

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LOCATION MAP:

