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## STAFF REPORT

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<b>Planning and Zoning:</b>	1/5/2026	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2026-0021	<b>E-mail:</b>	michaelp@pflugerville.tx.gov
<b>Case No.</b>	RP2025-000349	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a Public Hearing and approve an application for the Replat of Windermere Parke Garden Villas Section Two; consisting of Lot 5 (4.841-acres) and Lot 4 (1.123-acres) totaling 5.964 acres of land situated in the Windermere Parke in Travis County, Texas (RP2025-000349).

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**LOCATION:** The subject property is located southeast of the Grand Avenue Parkway and West Black Locust Drive intersection.

**ZONING:** The subject property is zoned Multi-Family 10 Residential District (MF-10)

**ANALYSIS:**

The replat is intended to establish the correct location of Drainage Easements for Lots 5 and 4, as well as showing the correct Floodplain location. All improvements within the site will be reviewed by City Staff in the Site Development process in accordance with the Unified Development Code (UDC).

**TRANSPORTATION:**

The proposed Replat does not include any additional right-of-way creation. The subject property is located southeast of the Grand Avenue Parkway and West Black Locust Drive intersection. Grand Avenue Parkway is an 100' Arterial right-of-way and West Black Locust Drive is a 95' Collector right-of-way. Access and driveway location to the site will be established at the time of Site Development Plan.

**UTILITIES:**

Water and Wastewater shall be provided by the Windermere Utility Company. No lot in this subdivision shall be occupied until connected to water and wastewater facilities. An approved construction plan and all necessary utility extensions will be provided prior to the recordation of the replat, unless necessary fiscal has been posted.

**NOTIFICATION:**

Notification has been provided in accordance with state law and city ordinances.

**STAFF RECOMMENDATION:**

The Replat meets the minimum state and local requirements, and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Replat of Windermere Parke Garden Villas Section Two

LOCATION MAP



**Windermere Parke  
Garden Villas**

**Case Number:**  
**RP2025-000349**

**7/7/25**

**Legend**

Subject Property

City Limits

ETJ

0 100 200 300 400  
Feet

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.

**PFLUGERVILLE**  
TEXAS  
where quality meets life

**Locator Map**

