

STAFF REPORT

Planning and Zoning:	03/01/2021	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2020- 8855	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP2011-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for 19365 Wilke Lane; an 18.06-acre tract of land out of the Thomas G. Survey No. 6, Abstract No. 689, Travis County, Texas. (FP2011-03)

LOCATION:

The property is located southwest of the Wilke Lane and SH-130 junction, on the southside of Wilke Lane, just north of the Highland Park Subdivision.

ZONING:

The property is zoned Urban Center Level 5 (CL5).

ANALYSIS:

The Final Plat proposes to establish two lots for the purpose of creating a multi-family development. Lot 1 Block A will be 10.50 acres adjacent to Wilke Lane and Lot 1 Block B will be 6.61 acres adjacent to the Highland Park Subdivision. The two lots will be divided by the extension of Abbeyglen Castle Drive. A 6-foot sidewalk will be installed along either side of the extension, there is an existing sidewalk along Wilke Lane.

TRANSPORTATION:

Right of way dedication has been included for the future extension of Abbeyglen Castle Drive which will be 50 feet wide. Parallel parking has been proposed along either side of the extension.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots are included in the preliminary plan and easements will be required if located outside of the public right of way.

PARKS:

Parkland calculation has not been included at this time.

TREES:

Tree mitigation will be required prior to the removal of any protected trees.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, staff recommends approval of the final plat.

STAFF REPORT

LOCATION MAP:

