

**STAFF REPORT**

<b>Planning and Zoning:</b>	10/5/2015	<b>Staff Contact:</b>	Charles Chuck Foster Jr, Planner I
<b>Agenda Item:</b>	2015-4297	<b>E-mail:</b>	chuckf@pflugervilletx.gov
<b>Case No.</b>	FP1506-05	<b>Phone:</b>	512-990-6303

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**SUBJECT:** Consider approval of a Final Plat for Aranda Subdivision; 1 tract of land totaling 2.0 acres out of the Isaac Lindsey Survey No. 3, Abstract No. 476, in Travis County, Texas. (FP1506-05)

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**LOCATION:**

The subject property is located on the south side of McCurry Rd, and east of Walton Hill Pass.

**ZONING:**

The subject property is within the City of Pflugerville's Extraterritorial Jurisdiction (ETJ) and in Travis County, therefore, the property has no zoning.

**ANALYSIS:**

The proposed final plat has one (1) single family lot, totaling two (2) acres. The applicant is proposing a single family residence on the lot.

**TRANSPORTATION:**

The proposed development will obtain access from McCurry Rd.

**UTILITIES:**

Aqua Water Supply Corporation will provide water service to the site. Wastewater service will be provided by an onsite septic system.

**PARKS:**

The development will contain one (1) single family structure, which will require 0.198 acres of public parkland. The applicant has requested to pay fee in lieu of \$1,607.49 for parkland dedication to satisfy Chapter 14 Parkland Dedication.

**STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum state and local requirements therefore staff recommends approval of the Aranda Final Plat.

**ATTACHMENTS:**

- Location Map
- Aranda Final Plat (separate attachment)

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**LOCATION MAP:**

