

FINAL REPORT

Planning and Zoning:	4/3/2017	Staff Contact:	Charles Chuck Foster, Planner I
Agenda Item:	2017-5723	E-mail:	chuckf@pflugervilletx.gov
Case No.	FP1606-01	Phone:	512-990-6303

SUBJECT: Approving a Final Plat for Maynard Subdivision; a 41.36 acre tract of land out of the R.W. Ford Survey No. 533, Abstract No. 2213, and the William B. Jones Survey No. 9 situated in Travis County, Texas.

LOCATION:

The property is located east of Wind Farm Rd and north of Cameron Rd in the Extraterritorial Jurisdiction (ETJ). The final plat is for 41.36 acres.

ZONING:

The subject property is in the ETJ; therefore the property is not zoned.

REQUEST:

The final plat consists of 26 single-family residential lots, 2 landscape lots along Wind Farm Rd and 3 drainage easement. The configuration of the subdivision is consistent with the preliminary plan and lot sizes are consistent with the requirements of Subchapter 15.16.5-Lot Standards.

TRANSPORTATION:

The subdivision will have access from Cameron Road and Wind Farm road. Residents will be able to enter Maynard Ct. from Cameron Rd. and enter Braveheart Ct. from Wind Farm Rd.

UTILITIES:

Water will be provided by Manville Water Supply Corporation. Wastewater services will be provided by on-site sewage facility.

PARKS:

The developer has completed all public parkland dedication requirements. The parkland fee-in-lieu and park development fees were assessed during the preliminary plan review. The fee was approved administratively by the Parks and Recreation Director, James Hemenes and paid with the final plat.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.

ATTACHMENTS:

- Location Map
- Maynard Subdivision Final Plat (Separate Attachment)

LOCATION MAP:

