

STAFF REPORT

Planning and Zoning: 7/2/2018
Agenda Item: 2018-6887
Case No. FP1602-04

Staff Contact: Jeremy Frazzell, Asst. Planning Dir.
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SUBJECT: Approving the Windermere Parke Garden Villas Section One Final Plat; a 5.444-acre tract of land out of the J. Van Winkle Survey No. 14, Abstract No. 786; in Pflugerville, Travis County, Texas. (FP1602-04)

LOCATION:

The proposed subdivision is generally at the northeast corner of the intersection of Grand Avenue Parkway and W. Black Locust in the northwestern portion of the City.

ZONING:

The property is zoned Multi-family 10 (MF-10)

REQUEST:

The final plat consists of a total of 3 lots. Lots 1 and 3 are anticipated to be developed into a cohesive development, while Lot 2 will continue to contain the existing drainage easement and floodplain. According to the applicant, the intent of dividing the property into multiple lots is to assist with future insurance requirements. A note provided on the plat identifies Lot 2 will be maintained by the current owner, or when sold, will be the joint responsibility of the future owners of Lots 1 and 3.

UTILITIES:

The property is located within the Windermere Certificate of Convenience and Necessity (CCN) for water and wastewater. Utility extensions are required to serve the proposed lots and those extensions will be required to be constructed and accepted or fiscal posted before this plat can be recorded.

PARKS:

The required parkland dedication and the park development fee have been satisfied through previous dedications when the Windermere Subdivision was established while located in the City of Austin Extraterritorial Jurisdiction (ETJ).

STAFF RECOMMENDATION:

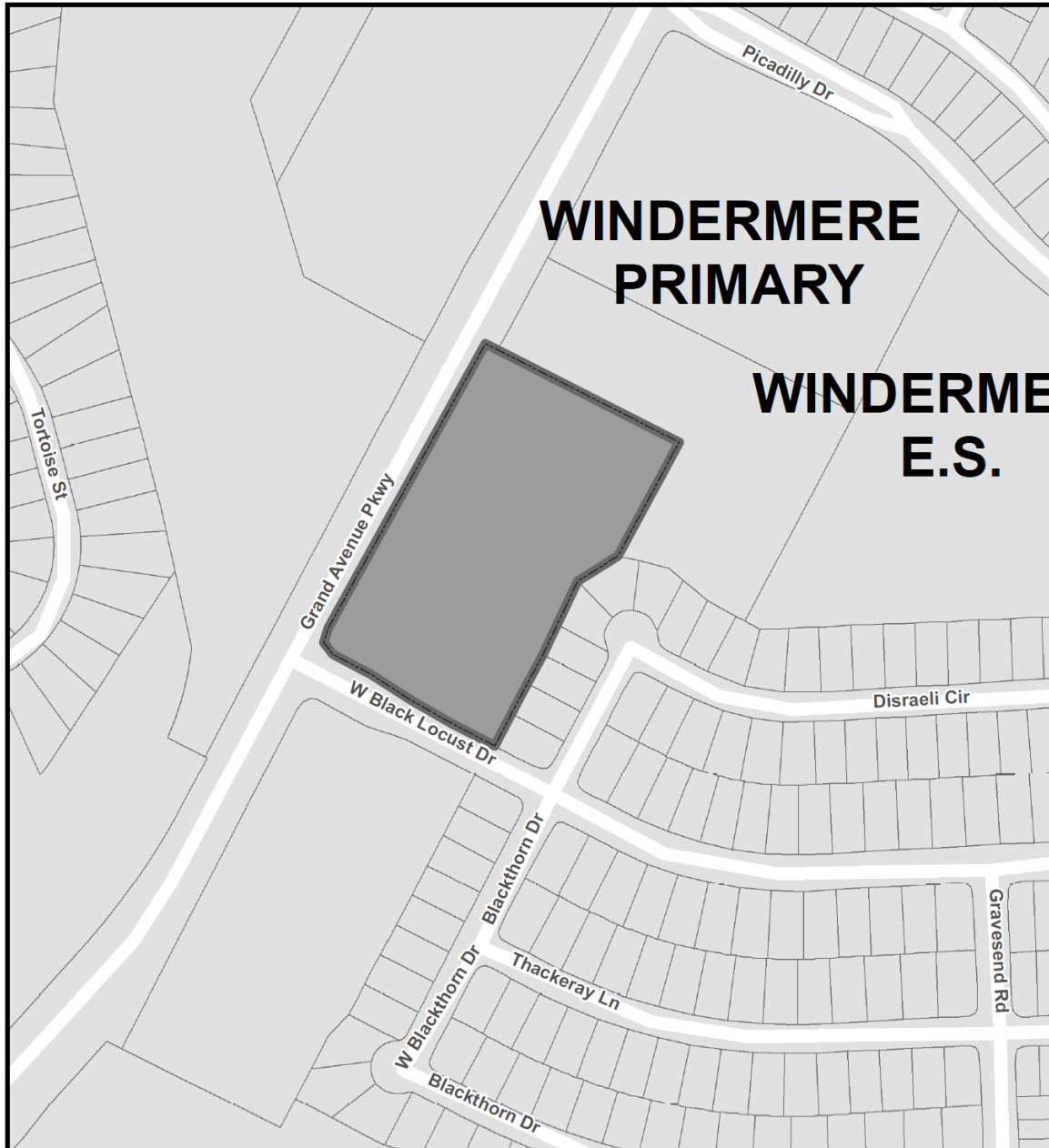
The proposed subdivision meets the minimum requirements for a Final Plat; therefore Staff recommends approval of the Windermere Parke Garden Villas Section One Final Plat.

ATTACHMENTS:

- Location Map
- Windermere Parke Garden Villas Section One Final Plat (separate attachment)

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LOCATION MAP:






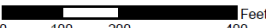
**Windermere Park
 Garden Villa #1**

**Case Number:
 FP1602-04**

02/29/2016

Legend

-  Subject Property
-  ETJ
-  City Limits

 Feet
 0 100 200 400



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.

Locator Map

