

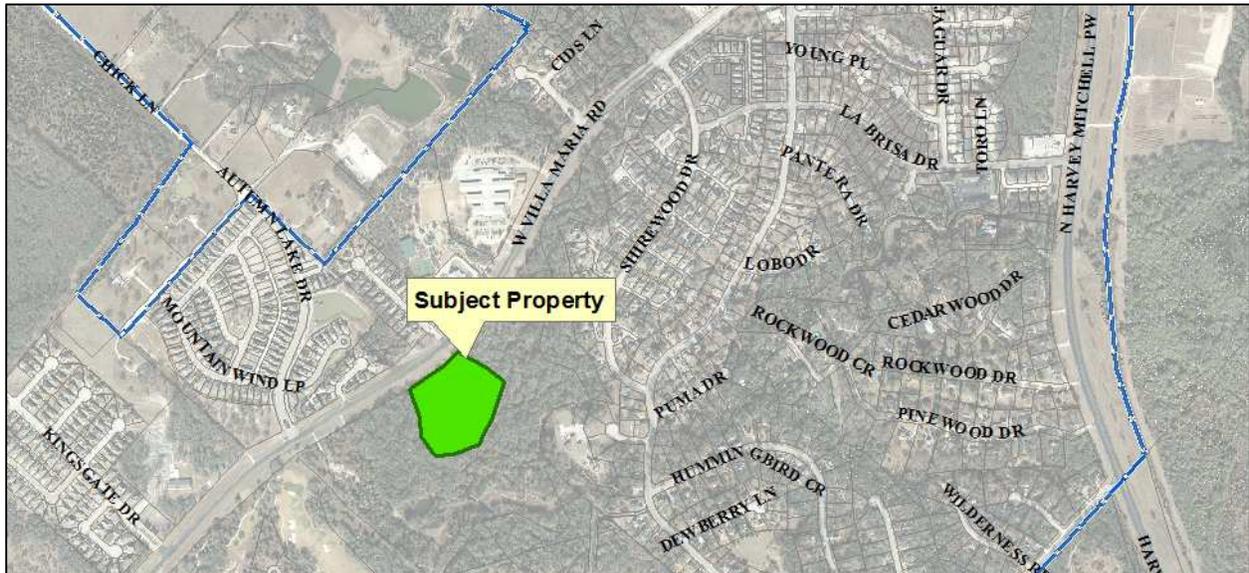
**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**July 18, 2013**

**FP13-05: proposed Final Plat of Regency Gardens Subdivision**

- SIZE AND LOCATION:** 6.51 acres of land adjoining the southeast side of West Villa Maria Road between Shirewood Drive and Traditions Boulevard
- EXISTING LAND USE:** vacant land
- ZONING:** Office District (C-1) and Agricultural – Open District (A-O); a rezoning request to Planned Development – Mixed Use District (PD-M) is pending City Council consideration
- APPLICANT(S):** Mr. Ramiro Galindo of Regency Gardens, LTD.
- AGENT(S):** Kling Engineering & Surveying
- STAFF CONTACT:** Randy Haynes, Project Planner



The proposed final plat creates one new lot on 6.51 acres of currently vacant land. It is the intent of the applicant to develop the proposed lot with apartment units. The subject tract has access to both water and sanitary sewer infrastructure. No new public infrastructure will be required in conjunction with this final plat.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend approving this proposed final plat.