

**STAFF REPORT**

<b>Planning and Zoning:</b>	10/7/2018	<b>Staff Contact:</b>	Emily Fesette, Planner II
<b>Agenda Item:</b>	2019-7784	<b>E-mail:</b>	emilyf@pflugervilletx.gov
<b>Case No.</b>	FP1904-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for The Rowe East, a 10.055 acre tract of land out of the Jacob Casner Survey No. 9, Abstract No. 2753 in Travis County, Texas (FP1904-01).

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**LOCATION:**

The proposed subdivision consists of 10.055-acres of land located on the northern side of Rowe Lane and to the east of Rowe Loop. The proposed Final Plat is generally east of N SH 130.

**ZONING:**

The lot is zoned Single-Family Mixed-Use (SF-MU) which allows for a variety of single-family attached and detached products on smaller lots at a medium to low density.

**ANALYSIS:**

The area is currently two separate lots defined by metes-and-bounds, the northern lot is occupied by a single home. The Final Plat will combine these lots into one parcel. The proposal indicates that 9.709 acres will be used for a condominium style development of single-family homes, with the remaining 0.346 acres to be dedicated Right-of-Way (ROW). Residential development is in-line with the Comprehensive Plan and adjacent land uses.

**TRANSPORTATION:**

No changes to the road network are proposed or required. Internal private roads will be provided by the developer.

**UTILITIES:**

Wastewater service is provided by the City of Pflugerville. Water service is provided by Manville WSC. No utility extensions are required.

**PARKS:**

The owner will pay the fee in lieu for both parkland dedication and park development.

**STAFF RECOMMENDATION:**

The Final Plat meets the minimum state and local requirements, and Staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Final Plat The Rowe East (separate attachment)

**LOCATION MAP:**

