

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/4/2019	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-7954	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1908-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Statutorily denying a Final Plat for Prasla Subdivision; an approximate 6.02-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753; in Travis County, Texas. (PP1908-01)

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**LOCATION:** The property is located generally northeast of the Commons Pkwy and Rowe Ln intersection in the ETJ.

**ZONING:** The property is not zoned and not part of a development agreement.

**ANALYSIS:**  
The final plat proposes to establish two lots for future commercial land uses.

**TRANSPORTATION:**  
Right of way dedication is included for the future expansion of Rowe Lane.

**UTILITIES:**  
Wastewater service will be provided by the City of Pflugerville, while water service will be provided by Manville. Extensions of public lines necessary to serve all lots are included in the preliminary plan.

**PARKS:**  
No parkland is required.

**STAFF RECOMMENDATION:**  
The final plat requires revision and therefore subject to HB 3167, Staff recommends statutory disapproval of the final plat.

**ATTACHMENTS:**

- Location Map

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**LOCATION MAP:**

