

**STAFF REPORT**

<b>Planning and Zoning:</b>	7/1/2024	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2024-0653	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	PP2023-000200	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Aikya Meadows; a 13.05-acre tract in Abstract No.2753, Jacob Casner Survey; in Pflugerville, Texas. (PP20203-000200)

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**LOCATION:** The subject property is located at 2004 and 2016 Rowe Loop.

**ZONING:** The property is zoned Single-Family Residential District (SF-R).

**ANALYSIS:**

The preliminary plan is intended to establish 44 residential lots and 1 detention pond lot to be maintained by the HOA. Water shall be provided by the Manville Water Service Corporation. Wastewater shall be provided by the City of Pflugerville.

**TRANSPORTATION:**

The Preliminary Plan includes the creation of three 50' residential roadways totaling 1, 548' in length and the continuation of 50' residential roadway West Wind Vine for a total of 279'. Prana Street will continue to the south once the neighboring tract begins development. A TIA was not required for this Preliminary Plan. CIP, in coordination with Travis County, currently has plans to improve Rowe Lane from a 2-lane undivided roadway with no shoulders to a SAFE2 cross section that includes a 2 laned divided roadway with two-way left turn lane, shoulders and a shared use path on one side from SH130 to Hodde Lane (2.6 mi).

Rowe Loop is part of the CIP Neighborhood Street Reconstruction Package #3 that is in the design phase. Currently the plans show they are not changing the cross section of Rowe Loop as well as not adding sidewalks.

**PARKLAND:**

Parkland will be satisfied via fee in lieu. When an area of less than three (3) acres is required to be dedicated as public parkland, the City, at its discretion, may elect to accept the land offered for dedication and conveyance or require a fee in-lieu of public parkland as alternative compliance in accordance with Section 14.5.

**UTILITIES:**

The property is located within the Manville Water Service CCN for water and the City of Pflugerville Service CCN for wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan. This wastewater line will require the developer to submit construction plans to be reviewed by the City Staff.

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**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Aikya Meadows Preliminary Plan (separate attachment)

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**LOCATION MAP:**

