

STAFF REPORT

Planning and Zoning:	12/04/2023	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2023-1169	E-mail:	Samanthaf@pflugervilletx.gov
Case No.	PP2023-000087	Phone:	512-990-6323

SUBJECT: Approving a Preliminary Plan for Prasla Subdivision; a 5.60-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753; in Travis County, Texas, generally located at the northeast intersection of Rowe Lane and Commons Parkway. (PP2023-000087)

LOCATION:

The subject property is located generally northeast of the Rowe Lane and Commons Parkway intersection.

ZONING:

City zoning does not apply to the subject property as it is located in the City of Pflugerville's Extraterritorial Jurisdiction. The subject property does lie within the Lakeside Water Control and Improvement District (WCID) #3 Development Agreement area, thus, site planning will require adherence to portions of Pflugerville's Unified Development Code, as identified in this development agreement. This property does have a restricted covenant requiring commercial development which is also reiterated within the Lakeside WCID #3 Development Agreement.

ANALYSIS:

The preliminary plan is intended to establish two commercial lots. Lot 1A, with its primary frontage along Commons Parkway, is approximately 1.60 acres and lot 2A, located along the northern boundary of Rowe Lane, is approximately 4.0 acres.

TRANSPORTATION:

A Transportation Impact Analysis (TIA) was submitted with the Preliminary Plan and a 12-foot deceleration lane will be added on Rowe Lane, leading to the entrance drive. Additional Right-of-Way dedication of 25 feet for Rowe Lane will be dedicated with the final plat. The right-of-way dedication is located on the northern side of Rowe Lane. There is an existing 6-foot sidewalk along Commons Parkway and a connecting 6-foot sidewalk will be installed along Rowe Lane.

UTILITIES:

The property is located within the Manville CCN for water and the City of Pflugerville CCN for wastewater. A 10-foot Public Utility Easement will be located along Rowe Lane and Commons Parkway. Water and wastewater lines are located along the eastern boundary of the subject property.

STAFF RECOMMENDATION:

The preliminary plan meets minimum requirements and staff recommends approval.

STAFF REPORT

ATTACHMENTS:

- Location Map
- Prasla Subdivision Preliminary Plan (separate attachment)

STAFF REPORT

LOCATION MAP:

