

STAFF REPORT

Planning and Zoning:	8/3/2026	Staff Contact:	Michael Patroski, Planning Manager
Agenda Item:	2026-0754	E-mail:	michaelp@pflugervilletx.gov
Case No.	FP2026-000232	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Aikya Meadows; a 13.05-acre tract in Abstract No.2753, Jacob Casner Survey; in Pflugerville, Texas. generally located at 2004 Rowe Loop, to be known as Aikya Meadows Final Plat (FP2026-000232).

LOCATION:

The subject property is located at 2004 Rowe Loop.

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

ANALYSIS:

The final plat 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 Final Plat includes the creation of three 50' local roadways totaling 1, 548' in length and the continuation of 50' local roadway West Wind Vine for a total of 279'. Prana Street will continue to the south once the neighboring tract begins development.

Local streets generally serve exclusively residential land uses, with a few exceptions serving small retail or mixed-use developments. These streets are intended to provide access to land and operate at low speeds, providing access to higher classification streets. When parking is allowed on these facilities, vehicles yield to one another to pass.

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 Final Plat. This wastewater line will require the developer to submit construction plans to be reviewed by the City Staff.

STAFF RECOMMENDATION:

The final plat meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Aikya Meadows Final Plat

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LOCATION MAP:

