

STAFF REPORT

Planning and Zoning:	5/1/2023	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2023-0399	E-mail:	kristing@pflugervilletx.gov
Case No.	2022-10-PP	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for 1719 Rowe Ln, a .501-acre tract of land out of the J.C. Lee Survey No. 35, Abstract No. 488; in Pflugerville, Texas. (2022-10-PP)

LOCATION: The subject property is located generally southeast of the FM 685 and Rowe Lane intersection, in the 685 Commercial Park Overlay.

ZONING: The property is zoned General Business 2 (GB2).

ANALYSIS:

The preliminary plan is intended to establish a one lot commercial subdivision. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Unified Development Code.

TRANSPORTATION:

The development is located along Rowe Lane. Rowe Lane has been identified as a minor arterial roadway with a 100 ft of right-of-way. This development is dedicating .061 acres of right-of-way and required to construct the 10 ft shared use path on the south side of Rowe Lane.

UTILITIES:

The property is located within the City of Pflugerville CCN for wastewater and Manville CCN for water. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan. The public wastewater lines will be extended to the south boundary of the property pursuant to the Unified Development Code. This wastewater line will require the developer to submit construction plans to be reviewed by the City Staff. The development is required to submit plans to Manville for approval for any water extensions.

PARKLAND:

There is no required parkland as this is a commercial subdivision.

STAFF RECOMMENDATION:

The preliminary plan meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Preliminary Plan (separate attachment)

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LOCATION MAP:

