

STAFF REPORT

Planning and Zoning:	11/3/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0874	E-mail:	kristing@pflugervilletx.gov
Case No.	RP2024-000507	Phone:	512-990-6300

SUBJECT: Conduct a public hearing and approve an application to Replat Lot 7 Rowe Lane Estates 1 consisting of 9.989 acres out of the John C. Duval, Abstract No. 194 in Williamson County, TX. (FP2024-0000507).

LOCATION:

The proposed subdivision is located at the northeastern boundary of the City's Extraterritorial jurisdiction (ETJ), generally east of the intersection of Rowe and Hodde Lane, along the northern boundary of the Rowe Lane Estates Subdivision. The parcel currently is undeveloped.

ZONING:

The subject property is in the ETJ; therefore, the property is not zoned.

ANALYSIS:

The 9.989-acre tract is being replatted to dedicate right-of-way for the extension of Rowe Lane to the east. The replat dedicates 3.447 acres of right-of-way for the extension of Rowe Lane. This extension is to serve a single-family subdivision that is proposed in the City of Hutto ETJ. Lot 7A will remain a residential lot. Lots 7B and 7C are privately maintained, landscaped lots required by the Unified Development Code. A subdivision waiver was approved February 5, 2024 to not provide the required 20-foot landscape lot on the south side of Rowe Lane as required per the Unified Development Code Subchapter 15.16.5 (G).

TRANSPORTATION:

Rowe Lane is classified as a minor arterial in the Mobility Master Plan. The final plat dedicates 3.447 acres for approximately 1280 feet of Rowe Lane.

UTILITIES:

Water will be provided by the Manville Water Supply Corporation and the parcel is located in the City of Pflugerville CCN.

STAFF RECOMMENDATION:

The replat meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map

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LOCATION MAP:

