

STAFF REPORT

Planning and Zoning:	5/6/2024	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2024-0430	E-mail:	Samanthaf@pflugervilletx.gov
Case No.	FP2023-000116	Phone:	512-990-6323

SUBJECT: Approving a Final Plat for 6966 Commercial Park Addition, an approximately 0.501-acre tract of situated in the John C. Lee Survey No. 35, Abstract No. 488, Pflugerville, Texas; generally located south of Rowe Lane between Algreg Street and Rowe Loop, to be known as 6966 Commercial Park Addition (2023-14-FP/ FP2023-000116).

LOCATION:

The subject property is located generally south of Rowe Lane between Algreg Street and Rowe Loop, locally addressed as 1719 Rowe Lane.

ZONING:

The property is zoned General Business 2 (GB2).

ANALYSIS:

The final plat is intended to establish one 0.501-acre lot and dedicates 0.061 acres of Right-of-Way along Rowe Lane.

TRANSPORTATION:

This plat dedicates .061 acres of right-of-way to the southern side of Rowe Lane. The subject property does not meet the daily trip threshold for a traffic impact analysis to be required.

UTILITIES:

The property is located within the Manville water CCN and the City of Pflugerville CCN for wastewater. 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.

STAFF RECOMMENDATION:

The final plat meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- 6966 Commercial Park Addition Final Plat

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LOCATION MAP:

