

STAFF REPORT

Planning and Zoning:	7/17/2017	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2017-5997	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1705-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Islamic Center of Pflugerville, an approximate 3.175-acre tract of land out of the John Van Winkle Survey No. 70, Abstract No. 789 in Pflugerville, Texas.

LOCATION:

The property is located along the north side of W. Pflugerville Pkwy, generally northwest of the Picadilly Dr. and W. Pflugerville Pkwy intersection.

ZONING:

The property was rezoned from Agriculture/Conservation (A) to Neighborhood Services (NS) in October 2016, which will allow for non-residential land uses that are generally compatible with neighboring single-family neighborhoods.

REQUEST:

The final plat establishes a one lot subdivision with right of way dedication.

TRANSPORTATION:

A 10-ft wide right of way dedication for W. Pflugerville Parkway is provided along the extent of the lot. Access to the property will be from W. Pflugerville Parkway and the final driveway location will be determined at time of site development.

UTILITIES:

Located predominantly within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. An existing wastewater line is provided within the W. Pflugerville Parkway right of way. A water line extension from the east is required to serve the proposed development and is included in the preliminary plan.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approving the Islamic Center of Pflugerville Final Plat.

ATTACHMENTS:

- Location Map
- Islamic Center of Pflugerville Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:

