

STAFF REPORT

Planning and Zoning:	10/7/2018	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2019-7785	E-mail:	emilyf@pflugervilletx.gov
Case No.	FP1904-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for The Rowe West, a 5.058 acre tract of land out of the Jacob Casner Survey No. 9, Abstract No. 2753 in Travis County, Texas (FP1904-02).

LOCATION:

The proposed subdivision consists of 5.058-acres of land located on the northern side of Rowe Lane and to the west of Rowe Loop. The proposed Final Plat is generally east of N SH 130.

ZONING:

The lot is zoned Single-Family Mixed-Use (SF-MU) which allows for a variety of single-family attached and detached products on smaller lots at a medium to low density.

ANALYSIS:

The area is currently occupied by a single home. The Final Plat proposal indicates that 4.729 acres will be used for a condominium style development of single-family homes, with the remaining 0.329 acres to be dedicated Right-of-Way (ROW). Residential development is in-line with the Comprehensive Plan and adjacent land uses.

TRANSPORTATION:

No changes to the road network are proposed or required. Internal private roads will be provided by the developer.

UTILITIES:

Wastewater service is provided by the City of Pflugerville. Water service is provided by Manville WSC. No utility extensions are required.

PARKS:

The owner will pay the fee in lieu for both parkland dedication and park development.

STAFF RECOMMENDATION:

The Final Plat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

- Location Map
- Final Plat The Rowe West (separate attachment)

LOCATION MAP:

