



# City of Pflugerville

## Legislation Text

---

**File #:** 2017-5997, **Version:** 1

---

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. (FP1705-02)

The proposed subdivision is located along the north side of W. Pflugerville Pkwy, generally northwest of the Picadilly Dr. and W. Pflugerville Parkway intersection. 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. The Final Plat consists of a one lot subdivision with frontage along W. Pflugerville Parkway. A 10-ft right of way dedication has been provided to allow for any future expansion of W. Pflugerville Parkway. No other roads are proposed or required within the subdivision. 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 is required to serve the proposed development and is included in the preliminary plan, which is being considered as a separate item on this agenda.

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

Jeremy Frazzell  
Assistant Planning Director