



# City of Pflugerville

## Legislation Text

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**File #:** 2017-5996, **Version:** 1

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Approving a Preliminary Plan for Islamic Center of Pflugerville Preliminary Plan, an approximate 3.132-acre tract of land out of the John Van Winkle Survey No. 70, Abstract No. 789 in Pflugerville, Texas. (PP1704-01)

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 Preliminary Plan establishes a one lot subdivision with right of way dedication and a required extension of a water line to serve the proposed subdivision.. A 10-ft right of way dedication has been provided to allow for any future expansion of W. Pflugerville Parkway. Access to the property will be from W. Pflugerville Parkway and the final driveway location will be determined at time of site development. 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. No parkland is proposed or required for the anticipated land use.

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

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