

Planning and Zoning:	4/4/2011	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2010-0513	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1101-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for The Commons at Rowe Lane Ph. II-B; a 20.4-acre tract of land out of the Jacob Casner Survey A-2753, in Travis County, Texas.

LOCATION:

The property is located in the Pflugerville ETJ, generally northwest of the Rowe Lane and Commons Pkwy intersection, in the northern portion of the Commons at Rowe Lane subdivision.

ZONING:

The property is not currently zoned, but is regulated through the Comprehensive Development and Consent Agreement for Lakeside WCID No. 3.

ANALYSIS:

The proposed Final Plat consists of 61 single-family residential lots and includes an extension of Windmill Ranch Ave. (collector), Huckabee Bend and Mead Bend (both local). New local roads include Stonepath Way, Lynx Court, Huckabee Trail and a portion of Wind Vane West. Huckabee Trail and Wind Vane West stub into the adjacent un-platted tracts to the west. An extension of the existing open space and drainage easement strip along the western boundary is provided (Lot 43, Block A and Lot 15 Block DD) with a termination into a large open space and drainage easement (Lot 11, Block EE) at the north end of the subdivision (existing pond). Under current conditions, the 100-year floodplain is within Lot 11, Block EE, however post development identifies the floodplain will be contained within the open space area east of Windmill Ranch Ave. A small segment of hike and bike trail is provided within Lot 39, Block F, which will connect a future cul-de-sac with Stonepath Way.

INFRASTRUCTURE IMPACTS:

Transportation: The subdivision includes 3,732 linear feet of street consisting of four new streets and three street extensions. Streets will be maintained by Travis County.

Water and Sewer: Water will be provided by Manville and wastewater will be provided by the City of Pflugerville per the development agreement.

Parks: A total of 5.287 acres of open space is proposed, which exceeds the minimum requirements of the final plat per the development agreement. A minimum ratio of 10% of parkland to developed land is required to be dedicated per each final plat unless excessive parkland is provided prior per the agreement.

STAFF RECOMMENDATION:

The subdivision meets the minimum subdivision requirements and therefore Staff recommends approval of The Commons at Rowe Lane Ph. II-B Final Plat.

ATTACHMENTS:

- Location Map
- The Commons at Rowe Lane Ph. III-A Final Plat (separate attachment)

LOCATION MAP:

