

FINAL REPORT

Planning and Zoning:	7/01/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
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Case No.	PP1207-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for The Commons at Rowe Lane Phase VII & VIII; a 42.855-acre tract of land out of the John Kelsey Survey No. 18, Abstract No. 2716, Abstract No. 2753 and the N.D. Walling Survey No. 19, Abstract No. 2722, in Travis County, Texas

Location:

Commons at Rowe Lane is a residential subdivision located along the north side of Rowe Lane, generally east of FM 685. Phase VII and VIII are located in the northern portion of the subdivision, adjacent to the Steeds Crossing and Ridge at Steeds Crossing subdivisions.

Zoning:

Located in the ETJ, the subdivision is not zoned, but is governed through the Comprehensive Development and Consent Agreement for Lakeside Water Control Improvement District (WCID) No. 3 approved in 2004 and its subsequent amendment approved in 2005.

Analysis:

The land included in the proposed preliminary plan was integrated into the Conceptual Land Use Plan for the Commons at Rowe Lane development in 2005 through the first amendment to the development agreement. According to Article V of the original development agreement, the overall development may be developed in accordance with the conceptual land use plan provided that no single family lot shall be less than 6,000 square feet in area.

The proposed preliminary plan includes 155 residential lots which meet the minimum lot size allowed through the development agreement. Additional lots included in the subdivision include 2 open drainage channels and 1 detention pond lot all to be owned and maintained by the Lakeside Municipal Utility District (MUD) No. 3 (established in 2005). The open drainage channel was reflected in the conceptual land use plan, delineates the transition between Phases VII and VIII and is a continuation of the drainage improvements to the west through the Ridge at Steeds Crossing subdivision. A landscape and open space lot is proposed at the southwest corner of Steeds Crossing and Windmill Ranch Ave and will also be owned and maintained by the MUD.

Transportation:

Windmill Ranch Ave. will be extended northward from its current terminus at Steeds Crossing and will provide north/south access to both phases and will stub into the property to the north. A connection with Steeds Crossing provides an east/west access point which will terminate at Windmill Ranch Ave. The transportation network is consistent with what was approved with the development agreement.

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Water and Sewer:

Pflugerville has a Professional Services Agreement with Lakeside Municipal Utility District No. 3 to provide retail water and wastewater service. Wholesale water is provided by Manville.

Parks:

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 in prior plats. The detention pond identified as Lot 10-B, Block D in the proposed preliminary plan was reflected as floodplain in the conceptual land use plan and receives full credit when determining dedication. Lot 10-B, Block D consists of 3.89 acres and will be dedicated to the public, but owned and maintained by Lakeside MUD No. 3. Total parkland dedication to date within the Commons at Rowe Lane subdivision is 38.545 acres.

Trees:

A tree survey is provided within the preliminary plan and reflects a tree line near the east property line consisting of hackberry and willow trees. Tree lines are protected regardless of species when they provide a visual buffer between existing single-family and a more intense land use, however in this case, the adjacency is single-family to single-family. While some of the trees may be able to be protected, proposed drainage improvements will require tree removal. Voluntary mitigation in other parts of the development included new hardwood tree plantings. Trees to be protected will be required to comply with Subchapter 12 of the Unified Development Code and the Engineering Design Guidelines at time of construction.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Commons at Rowe Lane Phase VII and VIII Preliminary Plan (separate attachment)

LOCATION MAP:

