

Planning and Zoning:	12/3/2012	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2012-1385	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1208-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for The Commons at Rowe Lane Ph. II C; a 9.735-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas.

BACKGROUND/DISCUSSION

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 45 single-family residential lots, 1 hike and bike trail lot and 3 streets. A small segment of hike and bike trail is provided between Lots 33 and 34, Block F and will be dedicated and maintained by the Lakeside Municipal Utility District No. 3 per the development agreement.

Under current conditions, the 100-year floodplain extends across Lots 9 and 10, Block EE, a portion of Wind Vane West, and a portion of Lot 22, Block F. A drainage easement has been created through separate instrument to reflect the existing floodplain and a note was added to the plat to prohibit issuance of building permits on the affected lots until such time that a Letter of Map Revision (LOMR) has been approved by the Federal Emergency Management Agency (FEMA). The LOMR application has been submitted to FEMA and a case number is pending but required prior to recordation. Once the LOMR is approved, the floodplain map will be adjusted to reflect the built conditions and floodplain will be contained within the drainage easements to the north and east. The aforementioned drainage easement by separate instrument may also be vacated and building permits will be able to be issued for the single-family lots once the LOMR is approved.

INFRASTRUCTURE IMPACTS:

Transportation:

The final plat is for the northern half of the subdivision which obtains primary access through Windmill Ranch Ave. The plat includes an extension of Wind Vane West, Huckabee Bend and Choice Place (all local roads). Streets will be maintained by Travis County.

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. Water and wastewater infrastructure were accepted by the City of Pflugerville on August 27, 2012.

Parks:

A hike and bike trail lot is proposed with the plat, which per the development agreement will be public but owned and maintained by the MUD until time that the city requests the land to be dedicated. 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. A total of 25.48 acres of land has been dedicated for public parkland to date and exceeds the minimum required with the proposed subdivision.

STAFF RECOMMENDATION:








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

ATTACHMENTS:

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

LOCATION MAP:



<p>The Commons at Rowe Lane Ph II C</p> <p>Case Number: FP1208-01</p> <p>08/13/2012</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p></p> <p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p></p>	<p>Locator Map</p> 
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