

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/18/2017	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2017-6160	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1508-03	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for The Commons at Rowe Lane Ph. IV-B; a 12.680-acre tract of land out of the John Kelsey Survey, Abstract No. 2753, in Travis County, Texas. (FP1508-03)

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**Location:**

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

**Zoning:**

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

**Analysis:**

The final plat consists of 36 single-family residential lots, 3 private detention pond, drainage easement and open space lots, and the extension of 5 public streets. The detention pond, drainage easement and open space lots will be owned and maintained by the developer until such time that the lot is deeded over to the Homeowner's Association.

**Transportation:**

Primary access to this phase is through the eastern extension of Windy Vane Drive, a collector level street which intersects with Meridian Blvd. and Windmill Ranch Ave. Additional streets include a connection to Penny Royal Dr, and extensions of Bird Wing Dr, Quick Fox Dr, Fresh Spring Rd, and Wilmillier Ln. A 4-ft wide sidewalk will be provided throughout both sides of all streets in the subdivision and all streets and drainage improvements will be maintained by Travis County. A stub to the east is provided with this plat, to allow for a connection to Jan Dr, should that right of way be extended in the future.

**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:**

No public parkland is included with this 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. A total of 42.446 acres of land has been allocated for use as public parkland to date and exceeds the minimum required with the proposed subdivision.

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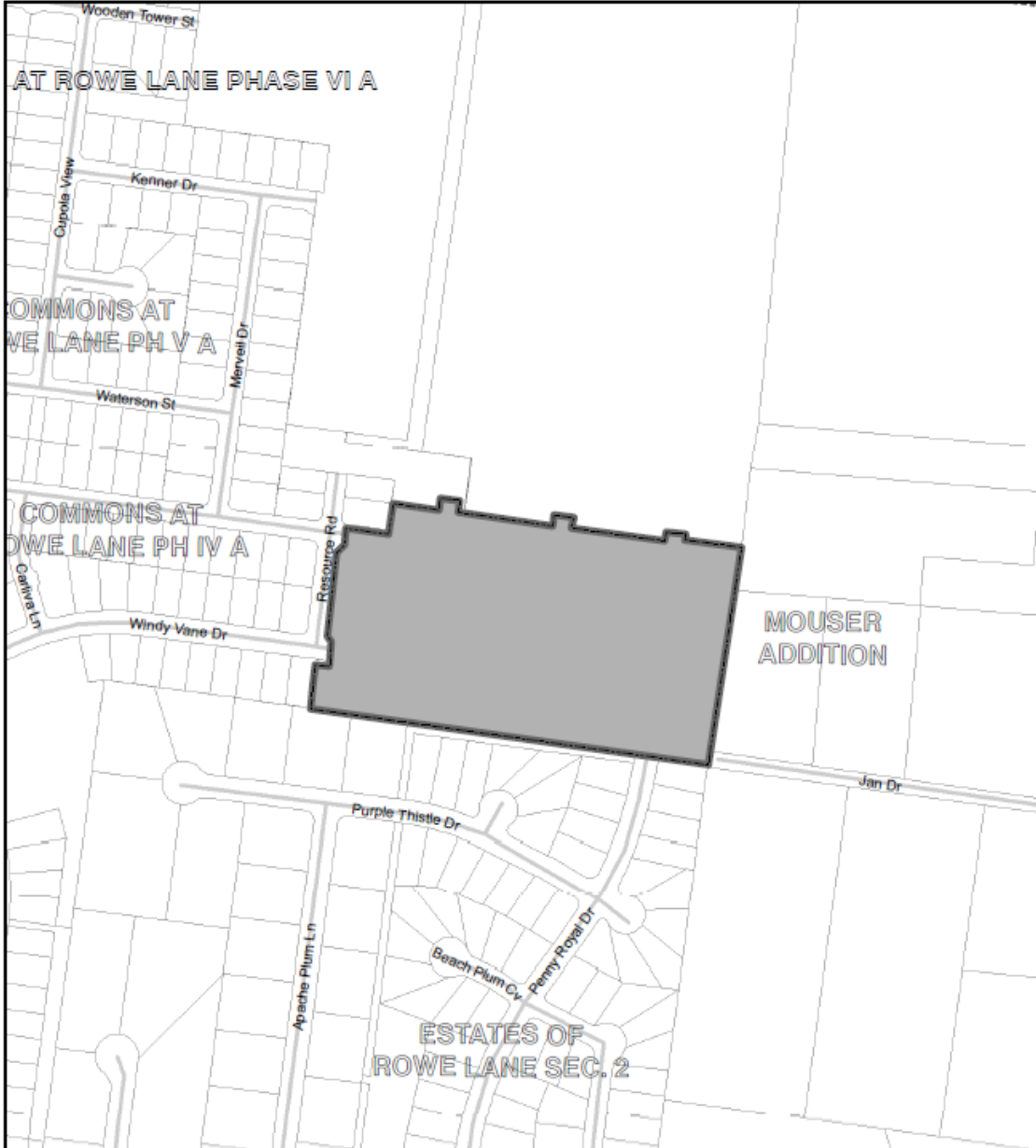
**STAFF RECOMMENDATION:**

The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Commons at Rowe Lane Ph. IV-B Final Plat (separate attachment)

**LOCATION MAP:**



<p><b>CARL Ph IV B</b></p> <hr/> <p><b>Case Number:</b>  <b>FP1508-03</b></p> <hr/> <p><b>8/31/2014</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> ETJ</li> <li> City Limits</li> </ul> <p>0      265      530    Feet</p>	<p style="text-align: center;">N</p> <p style="font-size: 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.</p> <p style="text-align: center;"> <b>PFLUGERVILLE</b>    TEXAS</p>	<p style="text-align: center;">Locator Map</p>
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