

Planning and Zoning:	11/5/2012	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2012-1492	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1210-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for The Commons at Rowe Lane Ph. III B; a 24.502-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 38 single-family residential lots, 5 drainage/open space lots and 4 streets. Per the development agreement, Lot 3, Block H; Lot 6, Block N and Lot 54, Block O are drainage lots, but also count towards eligible public parkland for the overall subdivision. A small segment of hike and bike trail is provided along both sides of Lot 3, Block H. Lot 7, Block N and Lot 6, Block FF are drainage/open space lots and provide a buffer between the Rolling Hills subdivision and the Commons at Rowe Lane. All drainage/open space/parkland lots are identified as public 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 into Meridian Blvd and a portion of Lot 5, Block N, and Lots 2 -5, Block M. A Letter of Map Revision (LOMR) is currently under review by the Federal Emergency Management Agency (FEMA) to document the adjusted floodplain which will be contained in Lot 3, Block H and Lot 6, Block N between Meridian Blvd and Windmill Ranch Ave. The LOMR will have to be approved before the plat can be recorded. Once approved, the aforementioned single-family lots and street will no longer be within the floodplain.

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 Windy Vane Drive (collector), Windmill Ridge Street and Meridian Boulevard (both local). Crested Vane Drive is a new local street that provides a stub into the adjacent Rolling Hills subdivision to the north. 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.

Parks:

A total of 13.069 acres of parkland is proposed with the plat, which exceeds the minimum requirements for this 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. As previously mentioned, the parkland will be owned and maintained by the MUD.

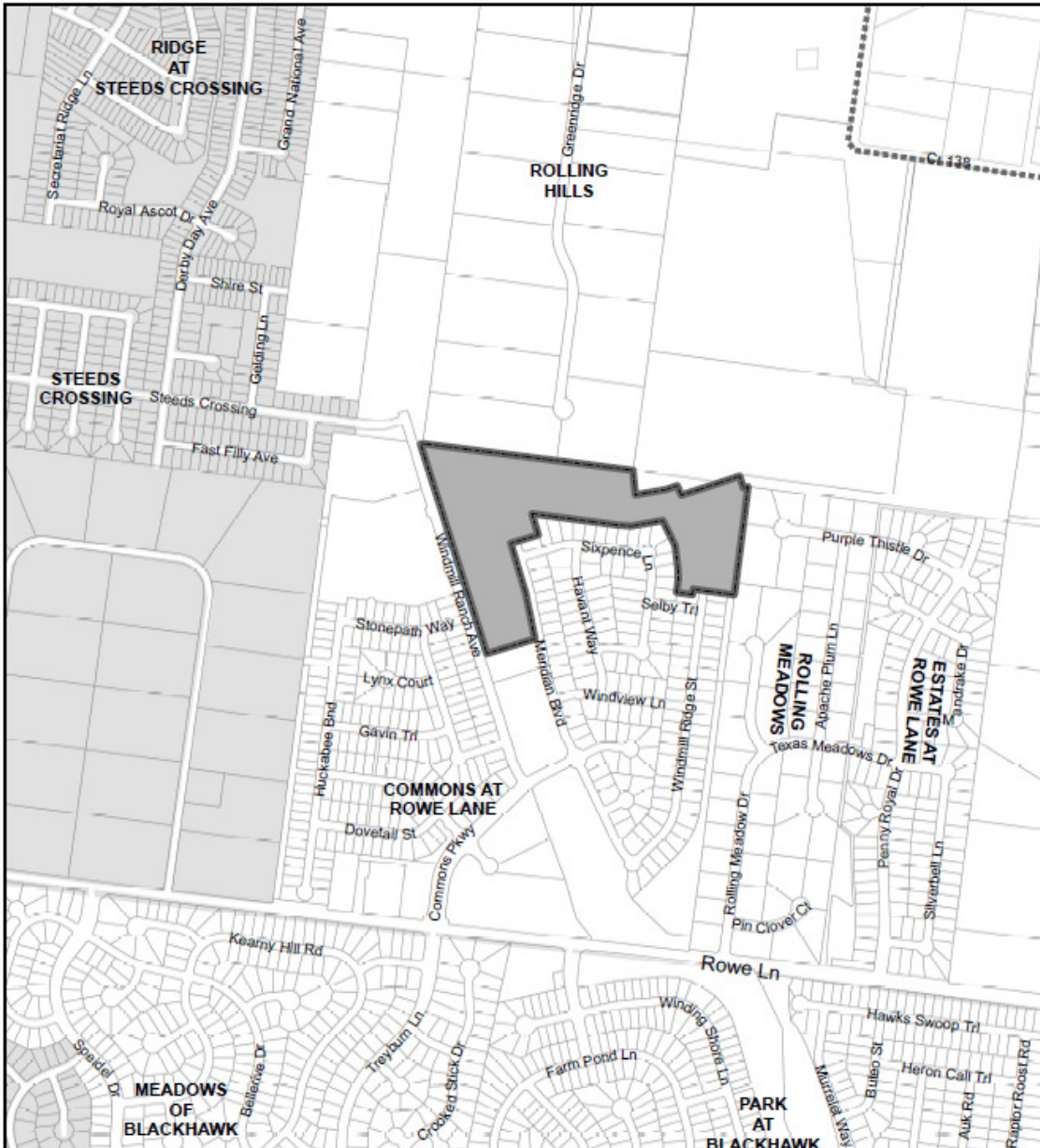
STAFF RECOMMENDATION:

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

ATTACHMENTS:

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

LOCATION MAP:



<p>Commons at Rowe Ln Ph III B</p> <hr/> <p>Case Number: FP1210-01</p> <hr/> <p>10/01/2012</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p style="text-align: center;">0 500 1,000 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;"> where quality meets life PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p>
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