STAFF REPORT

Planning and Zoning:	3/4/2019	**Staff Contact:**	Jeremy Frazzell, Asst. Planning Dir.
Agenda Item:	2019-7420	**E-mail:**	jeremyf@pflugervilletx.gov
Case No.	FP1710-04	**Phone:**	512-990-6300

SUBJECT: Approving a Final Plat for Commons at Rowe Lane Phase VI B; a 15.050-acre tract of land out of the Jacob Casner Survey, Abstract No. 918; in Pflugerville, Texas. (FP1710-04)

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 59 single-family residential lots, one drainage and open space lot, two landscape lots, and six public streets. Primary access to this phase is from CR 138 through Twisted Branch Way, a new collector level street. A 4-ft wide sidewalk will be provided along both sides of all streets, with exception of CR 138 which will have a 6-ft wide sidewalk along the extent of the subdivision. All street and drainage improvements will be maintained by Williamson County.

UTILITIES:
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. Approximately 40 acres of land has been allocated for use as parkland to date, which exceeds the minimum required for the subdivision.
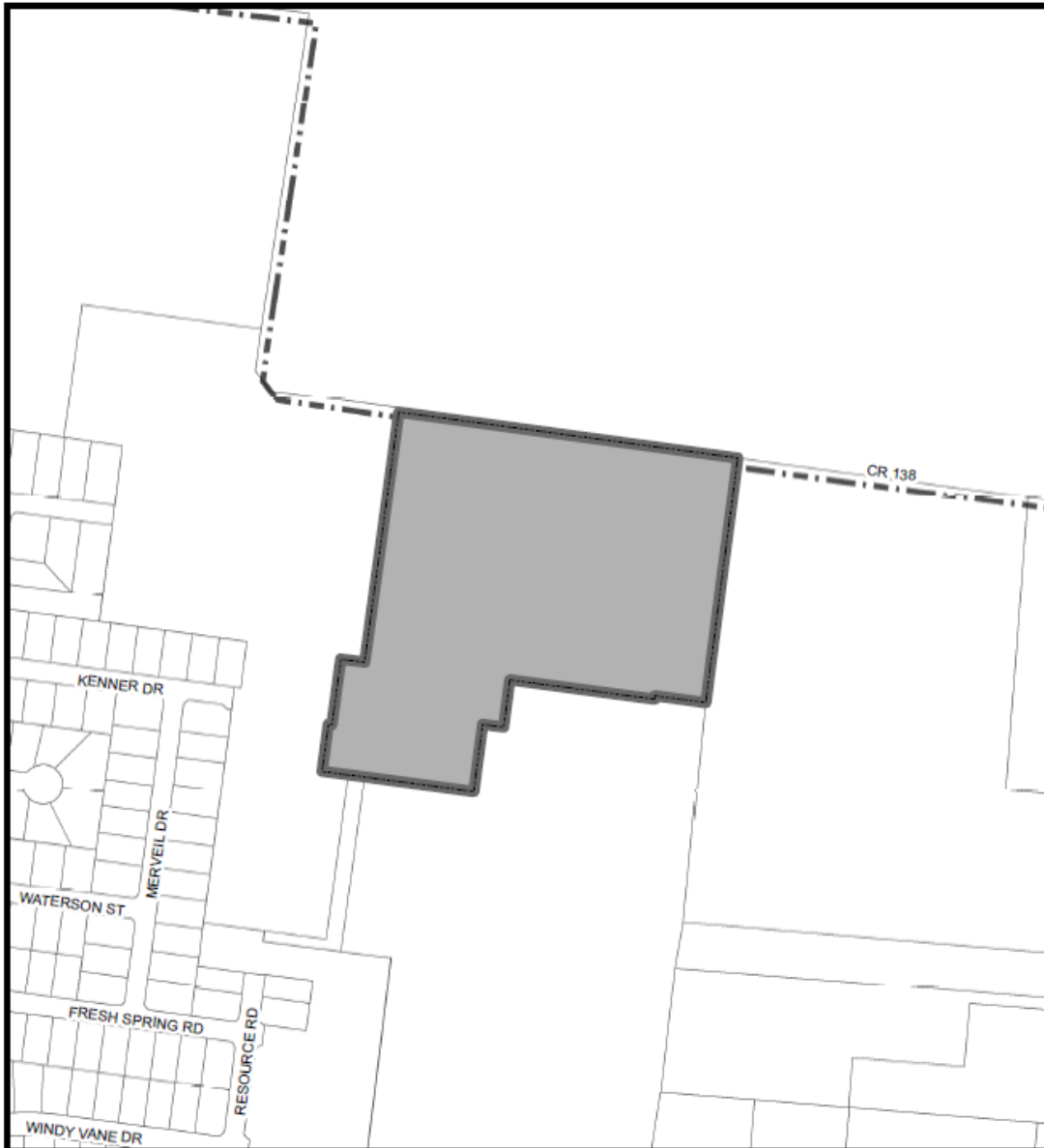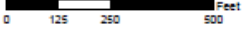
STAFF RECOMMENDATION:
The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.

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

LOCATION MAP:

Commons at Rowe Ln VI-B

Case Number: FP1710-04

10/31/2017

Legend
- Subject Property
- ETJ
- City Limits

CR 138

KENNER DR
MERVEIL DR
WATERSON ST
FRESH SPRING RD
RESOURCE RD
WINDY VANE DR

Locator Map

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.

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PFLUGERVILLE
TEXAS

Feet
0   125   250   500