

STAFF REPORT

Planning and Zoning:	3/2/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-3729	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1410-07	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for The Commons at Rowe Lane Ph. VII; a 21.508-acre tract of land out of the John Kelsey Survey, Abstract No. 2753, 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 is located in the northern portion of the subdivision, adjacent to the Steeds Crossing and Rolling Hills subdivisions.

ZONING:

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

ANALYSIS:

The final plat consists of 65 total lots with 62 single-family residential lots, 1 drainage easement/public utility easement lot, 1 detention pond/open space/drainage easement/public utility easement lot, 1 landscape/open space lot and six public streets. The drainage easement lots will be owned and maintained by Lakeside WCID No. 3, while the landscape/open space lot will be owned and maintained by the HOA.

TRANSPORTATION:

Windmill Ranch Ave. has been extended northward and provides north/south access, with a stub provided to the north for a future extension. A connection with Steeds Crossing provides an east/west access point which terminates at Windmill Ranch Ave., and an additional connection to the Steeds Crossing neighborhood is provided with the extension of Shire Street. The transportation network is consistent with what was approved with the preliminary plan and development agreement. An update to the TIA was reviewed by Travis County with the approval of the Commons at Rowe Lane Phase VII and VIII preliminary plan in 2013.

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. Public improvements have been constructed and were accepted by the city on February 13, 2015.

STAFF REPORT

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 WCID No. 3. Total parkland dedication to date within the Commons at Rowe Lane subdivision is 38.545 acres.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

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

STAFF REPORT

LOCATION MAP:

