

STAFF REPORT

Planning and Zoning:	9/18/2017	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2017-6160	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1508-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for The Commons at Rowe Lane Ph. V-B; a 20.595-acre tract of land out of the John Kelsey Survey, Abstract No. 2753 and the Jacob Casner Survey, Abstract No. 918 in both Travis and Williamson County, Texas. (FP1508-03)

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 101 single-family residential lots, 3 private detention pond, drainage easement and open space lots, and the extension of 6 public streets.

Transportation:

Primary access to this phase is through the eastern extension of Windy Vane Drive, proposed within Phase IV B to the south and through the future extension of roads provided in Phase VI B from the north. Streets included in this final plat include extensions of Bird Wing Dr, Quick Fox Dr, Resource Rd, Wilmillier Ln, and Kenner Dr. 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.

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:

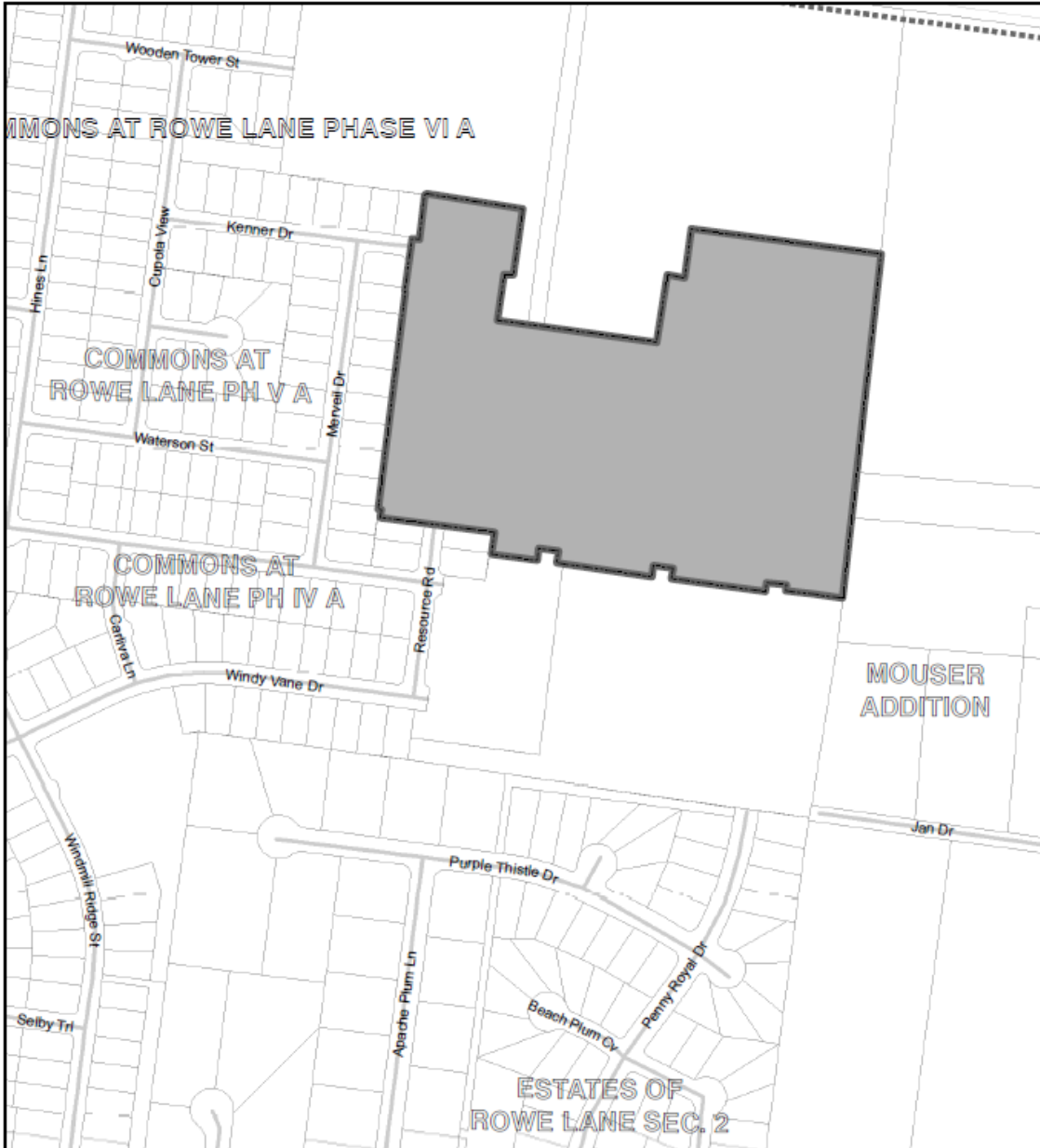
The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.






ATTACHMENTS:

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

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LOCATION MAP:



<p>CARL Ph V B</p> <p>Case Number: FP1508-04</p> <p>8/31/2014</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 265 530 Feet</p>	<p style="text-align: center;">N</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 style="text-align: center;"> PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p> 
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