

STAFF REPORT

Planning and Zoning:	12/7/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4467	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1510-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for The Commons at Rowe Lane Ph. VIII; a 21.347-acre tract of land out of the John Kelsey Survey No. 18, Abstract No. 2716, John Kelsey Survey No. 2753, and the N.D. Walling Survey No. 19, Abstract No. 2722 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 VIII 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 93 total lots with 92 single-family residential lots, 1 drainage easement/public utility easement lot, and six public streets. The drainage easement lot will be owned and maintained by Lakeside WCID No. 3.

TRANSPORTATION:

Windmill Ranch Ave. has been extended northward and provides north/south access to the subdivision, with a stub provided to the north for a future extension. 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.

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. Per the agreement, creditable parkland includes neighborhood parks, open areas, school sites, floodplain, and wet detention areas. No parkland is included within this phase of the development, and total parkland dedication to date within the subdivision is approximately 42 acres.

STAFF REPORT

STAFF RECOMMENDATION:

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

ATTACHMENTS:

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

STAFF REPORT

LOCATION MAP:

