

Planning and Zoning:	12/6/2010	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2010-0352	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1010-02	Phone:	512-990-6300

SUBJECT: Consider a Final Plat for The Commons at Rowe Lane Ph. III-A; a 13.77-acre tract of land out of the Jacob Casner Survey A-2753, in Travis County, Texas.

LOCATION:

The property is located generally northeast of the Rowe Lane and Commons Pkwy intersection. More specifically, the final plat area is in the eastern portion of the subdivision, east of the parkland and includes an extension of Meridian Blvd.

ZONING:

The property is located in Pflugerville's 3.5-mile ETJ and is not currently zoned, but development of the subdivision is governed by the Comprehensive Development and Consent Agreement for Lakeside WCID No. 3.

ANALYSIS:

The proposed Final Plat consists of 50 single-family residential lots and includes an extension of Meridian Blvd., Havant Way, Sixpence Lane and Selby Trail. The proposed final plat is for a portion of Phase 3 of the original preliminary plan. A revised phasing plan has been provided to identify the reduced sections of each phase to allow for smaller areas to be constructed and platted at a time. The original phase boundaries, design and configuration remain unchanged.

The Commons at Rowe Lane is regulated through a development agreement which contained a Conceptual Land Use Plan for the subdivision. Within that agreement, any necessary subdivision variances required to obtain the approved configuration were approved (Article V, 5.1). In addition to this provision in the agreement, the City Council also approved several subdivision variances through a Preliminary Plan on July 26, 2005. The Variances consisted of relief to the following:

- **Section 156.413 (Y):** The maximum distance between intersections on the same side of a street as established in Table 5.
- **Section 156.413 (AA):** At no time may a final plat create 100 lots or more that would be subject to only one access point.
- **Section 156.413 (BB):** Residential subdivisions must have at least one street stubbed out into every adjacent property which has not been subdivided and is not recorded in County records.
- **Section 156.416 (B):** Block lengths must comply with the minimum and maximum distances between intersections on the same side of the street as established by Table 5.
- **Section 156.419 (A):** The subdivider must provide all water lines required to serve each lot of the subdivision to ensure that existing or new water facilities will supply the required demand at the required pressure for both domestic use and fire protection.
- **Section 156.420 (B):** The subdivider must provide all wastewater lines required to properly serve each lot of the subdivision and to ensure that existing wastewater lines and facilities can adequately serve the subdivision
- **Section 156.424 (E):** Neighborhood mailbox units may only be located adjacent to collector streets.

Although most of the variances are not applicable for this final plat, the variance to allow only one access point with a route to an arterial street continues to be required.

Per the development agreement, a minimum of 10% of parkland to developed land is required to be dedicated per each final plat unless excessive parkland is provided prior. Previous phases have designated approximately 20 acres of parkland with approximately 80 acres of developed land. Per the development agreement, all designated parkland is to be owned, operated and maintained by the Lakeside Municipal Utility District No. 3 until the City requests the land to be deeded over, at which point the City will own, operate, and maintain the park areas. No parkland is proposed or required with this final plat.

INFRASTRUCTURE IMPACTS:

Transportation: The proposed subdivision provides an extension of four thru streets, which will be maintained by Travis County. A subdivision variance was approved through the development agreement and further by the City Council in 2005 to allow for only one access point to an arterial street.

Water and Sewer: Water will be provided by Manville Water Supply Corporation and wastewater will be provided by the City of Pflugerville per the development agreement.

Parks: No parkland is proposed with this final plat.

STAFF RECOMMENDATION:

Staff recommends approval of The Commons at Rowe Lane Ph. III-A Final Plat.

ATTACHMENTS:

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

LOCATION MAP:

