

**STAFF REPORT**

<b>Planning and Zoning:</b>	7/17/2017	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2017-6010	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1608-01	<b>Phone:</b>	512-990-6300

---

**SUBJECT:** Approving a Revised Preliminary Plan for Commons at Rowe Lane Phase IV-B, V-B, and VI-B; a 48.33-acre tract of land out of the John Kelsey Survey, Abstract No. 2753 in Travis County and the Jacob Casner Survey, Abstract No. 918 in Williamson County, Texas.

---

**LOCATION:**

Commons at Rowe Lane is a residential subdivision located along the north side of Rowe Lane, generally east of FM 685. Phases IV-B, V-B, and VI-B are located in the northeastern portion of the subdivision, between The Estates of Rowe Lane subdivision and County Road 138.

**ZONING:**

Located in the ETJ, the subdivision is not zoned, but is governed through the Comprehensive Development and Consent Agreement for Lakeside Water Control Improvement District (WCID) No. 3 approved in 2004 and its subsequent amendment approved in 2005.

**ANALYSIS:**

The original preliminary plan was approved in 2005, with subsequent amendments provided as the development has progressed. According to Article V of the original development agreement, the overall development may be developed in accordance with the conceptual land use plan provided that no single family lot shall be less than 6,000 square feet in area.

The proposed revised preliminary plan slightly reconfigures Phases IV-B, V-B, and VI-B primarily to account for drainage improvements, which also slightly modifies the street and lot configuration. The proposed revision results in a total of 190 single family lots, which is a reduction of one single family lot as compared to the currently approved preliminary plan. Additional lots included in the subdivision include 3 private detention pond/drainage easement and open space lots, all to be owned and maintained by the Lakeside Municipal Utility District (MUD) No. 3 (established in 2005). The proposed revision includes the following:

**Phase IV-B:**

- Removed 6 single family lots along Windy Vane Drive and Fresh Spring Road to provide additional area for the detention pond identified as Lot 1, Block AA.

**Phase V-B:**

- Replaced Willmiller Cove with an extension of Willmiller Lane (16 single family lots in Block V and AB were impacted).

## **STAFF REPORT**

- Added 6 single family lots to Block X in the vicinity of the former detention pond near the intersection of streets now known as Kenner Drive and Quick Fox Drive.
- Removed a street stub in Block AA (former Terrace View Lane) and replaced with a lot.

### **Phase VI-B:**

- Revised 5 single family lots to provide for the extension of Willmiller Lane.
- Removed 3 single family lots in Block AA to provide additional area for the detention pond identified as Lot 26, Block AA.

### **TRANSPORTATION:**

Access into this Phase of the development is through a road connection with County Road 138 to the north, a connection with The Estates of Rowe Lane to the south, and an extension of Windy Vane Drive to the west. A road stub will be provided to the east to eventually provide a connection with Jan Drive. The transportation network is consistent with what was approved with the development agreement and the current preliminary plan.

### **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 of 10% of the total acreage of the development is to be dedicated for use as neighborhood parks, open areas, and school sites. With the inclusion of Phase VII and VIII, the total amount of land required to be dedicated towards the open space requirement is approximately 30 acres, with floodplain receiving 100% credit towards the minimum 10% acreage. Total dedication to date within the Commons at Rowe Lane subdivision is approximately 39 acres.

### **TREES:**

A tree survey provided within the preliminary plan identifies the existing trees on-site to be largely hackberry which are not a protected species. Despite the species type, the trees along the southern and eastern boundary are currently identified as being protected, while several internal to the site are anticipated to be removed with the development of the property. If any protected tree per Subchapter 12 of the Unified Development Code is proposed to be removed, a mitigation plan will be required.

### **STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum requirements and staff recommends approving the Revised Preliminary Plan for Commons at Rowe Lane Phase IV-B, V-B, and VI-B.

### **ATTACHMENTS:**

- Location Map
- Revised Preliminary Plan for Commons at Rowe Lane Phase IV-B, V-B, and VI-B (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**

