



City of Pflugerville

Legislation Text

File #: 2017-6010, **Version:** 1

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. (PP1608-01)

Commons at Rowe Lane is a residential subdivision located in the ETJ, 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. The original preliminary plan was approved in 2005, with subsequent amendments provided as the development has progressed. The most recent revision was administrative approved in 2013 to break up the phasing of Phase V and VI. 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. 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. 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. Per the development agreement, land equal to 10 % of the development acreage is required to be dedicated for use as neighborhood parks, open areas, and school sites. Total dedication to date within the Commons at Rowe Lane subdivision is approximately 39 acres.

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.

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