



Travis County Commissioners Court Agenda Request

Meeting Date: February 18, 2014

Prepared By: Joe L. Arriaga, Planner Senior **Phone #:** (512) 854-7562

Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action for approval of a Preliminary Plan - The Commons at Rowe Lane Phases VII and VIII, Preliminary Plan - Windmill Ranch Avenue - 162 total lots - 155 single-family lots and 7 landscape, open-space, drainage lots - City of Pflugerville ETJ in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The applicant seeks approval of a Preliminary Plan consisting of 162 total lots on 43 acres which includes 155 single-family residences and 7 landscape, open-space, drainage lots. The subject property is located in the City of Pflugerville's ETJ. Water and wastewater will be provided by the Manville Water Supply Corporation. The applicant is proposing to build a total of 6,059 linear feet of public streets. Parkland requirements have been satisfied with the City of Pflugerville as part of a Development Agreement.

The applicant will enter into a Phasing Agreement with Travis County. The Phasing Agreement will be forwarded to the Court at a later date. The agreement requires the developer to the following: Prior to any future phases; after Phase VII; the applicant will make improvements to Rowe Lane. These improvements must include drainage improvements, dedicate numerous easements, and post infrastructure fiscal.

STAFF RECOMMENDATIONS:

TNR recommends approval of the Preliminary Plan as it meets all Travis County standards and has been approved by the City of Pflugerville.

ISSUES AND OPPORTUNITIES:

TNR has not received any inquiries from anyone on this project.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Location Map
Preliminary Plan
Precinct Map

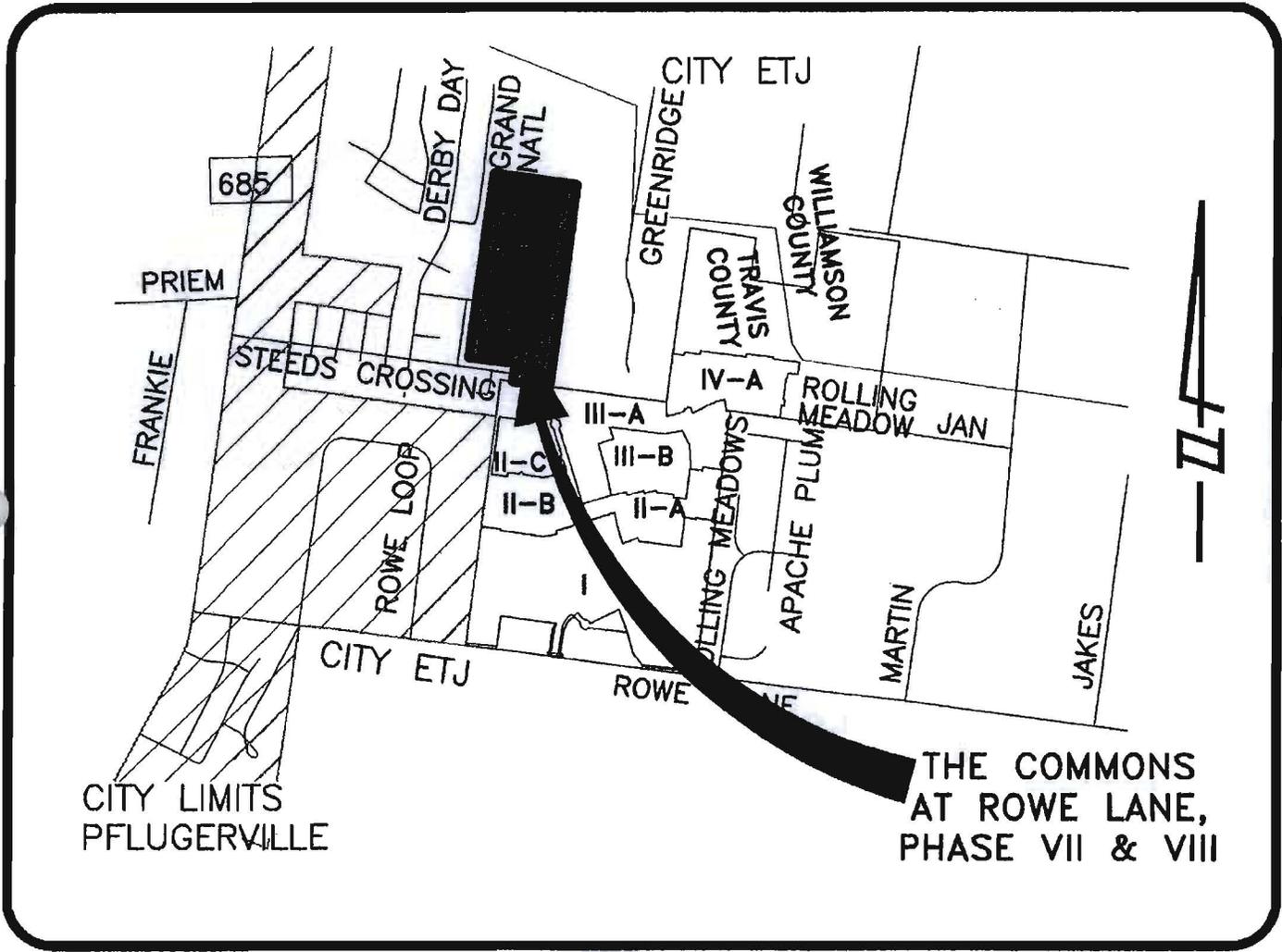
REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

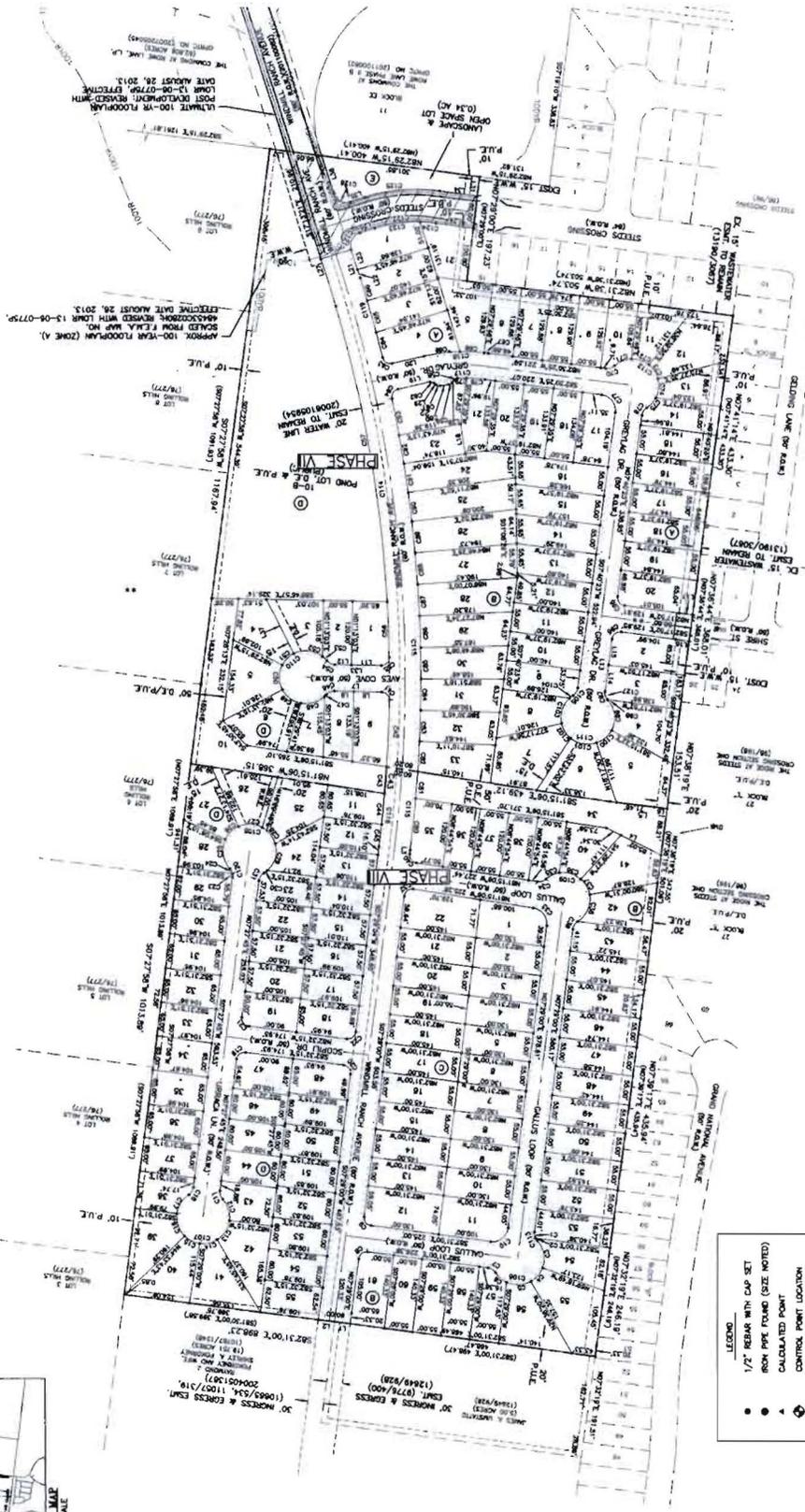
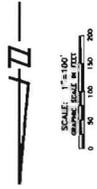
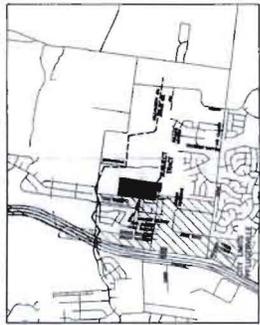
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1101 - Development Services Long Range Planning - Commons at Rowe Lane Phases VII and VIII - Preliminary Plan



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION
 SUBDIVISION OF THE COMMONS AT ROWE
 LANE - PHASE VII & VIII



STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (L)	PAVEMENT WIDTH (F)	SERIALLY
MINOR STREET	60'	2248'	40' C&G	EACH SIDE
SHIRE STREET (LOCAL)	60'	1170'	30' C&G	EACH SIDE
CHATEAU DRIVE (LOCAL)	50'	1118'	30' C&G	EACH SIDE
GALLUS LOOP (LOCAL)	50'	1148'	30' C&G	EACH SIDE
SHORE DRIVE (LOCAL)	50'	225'	30' C&G	EACH SIDE
BRONCK LAKE (LOCAL)	50'	300'	30' C&G	EACH SIDE
TOTAL UNDER FEET		6993'		

- LEGEND**
- 1/2" REBAR WITH CAP SET
 - ROW PIPE FOUND (SIZE NOTED)
 - ▲ CALCULATED POINT
 - ◆ CONTROL POINT LOCATION
 - RECORD INFORMATION
 - D.E. DRAINAGE EASEMENT
 - S.E.E. STORM SEWER EASEMENT
 - W.W.E. WASTE WATER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - 4" SHOULDER
 - BLOCK LETTER
 - SHIRE STREET (60' ROW)
 - ▨ DUSTY DEDICATED PUBLIC R.O.W.

OWNER INFORMATION
 THE COMMONS AT ROWE LAKE LP
 2929 WEST 5TH STREET, SUITE A
 FORT WORTH, TEXAS 76107

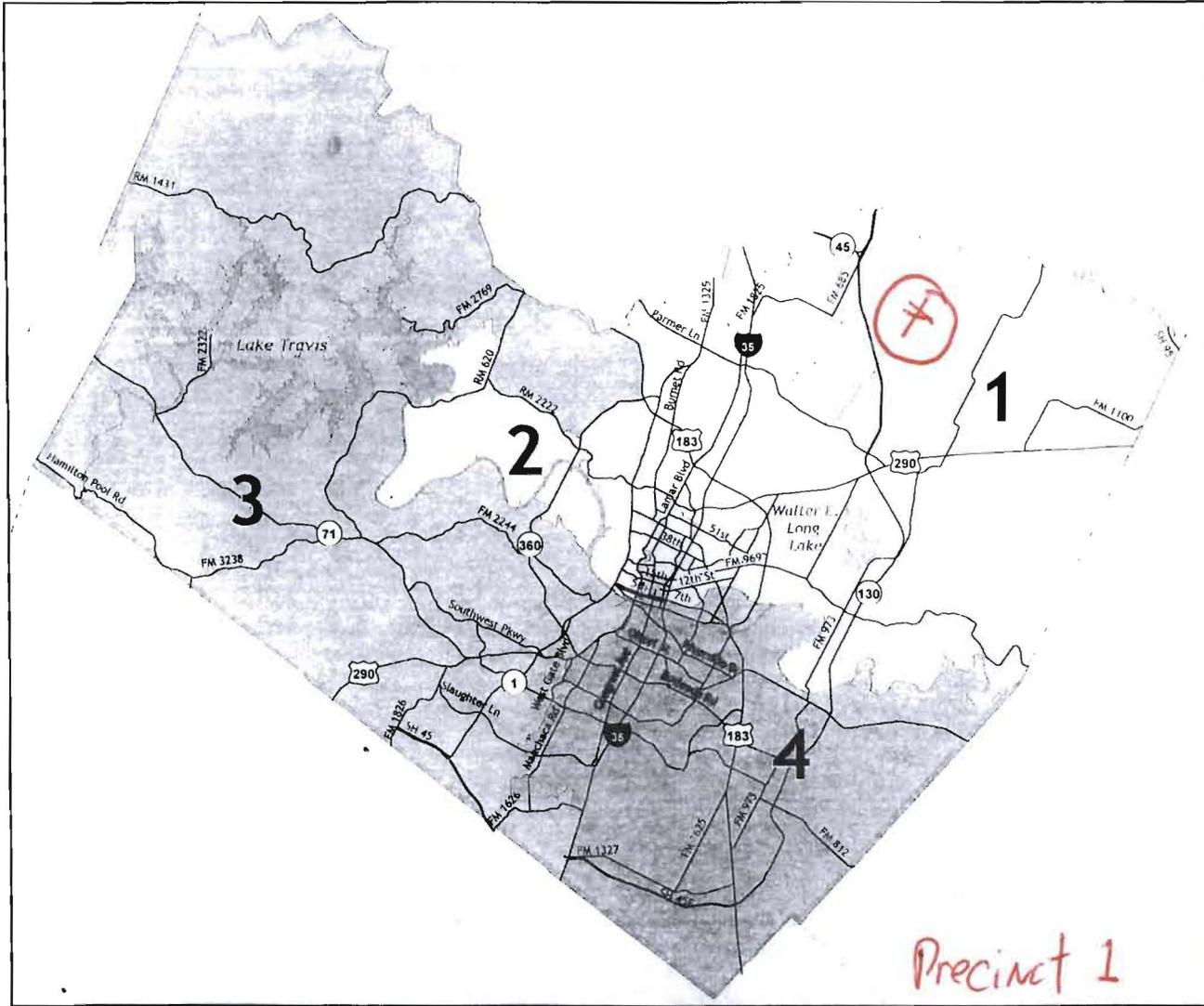
ENGINEER
 BISH & COBB, P.C.
 2500 MICALL LANE, SUITE 140
 AUSTIN, TEXAS 78746
 (512) 452-4933
 FAX: (512) 452-1724

SURVEYOR
 CHAMBERLAIN SURVEYING
 2500 MICALL LANE, SUITE 140
 AUSTIN, TEXAS 78746
 (512) 452-1724

LAND USE SUMMARY
 OVERALL AREA: 42,885 ACRES
 RESIDENTIAL AREA: 27,841 ACRES
 RESIDENTIAL LOTS: 135
 OPEN SPACE: 135
 DRAINAGE EASEMENTS: 4
 PROPOSED DENSITY: 3.62 UNITS/ACRE

PRELIMINARY PLAT
 THE COMMONS AT ROWE LAKE - PHASE VII & VIII
 SHEET 2 OF 3





2011 Commissioner Precincts

Precinct 1: Ron Davis
 314 W. 11th St. #510
 Austin, TX 78701
 Phone: (512) 854-9111
 Fax: (512) 854-4897

Precinct 2: Sarah Eckhardt
 314 W. 11th St. #530
 Austin, TX 78701
 Phone: (512) 854-9222
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Precinct 3: Karen Huber
 314 W. 11th St. #500
 Austin, TX 78701
 Phone: (512) 854-9333
 Fax: (512) 854-9376

Precinct 4: Margaret Gomez
 314 W. 11th St. #525
 Austin, TX 78701
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DISCLAIMER:
 This map was prepared for the sole purpose of assisting Travis County, through the Board of Natural Resources, in planning purposes and is not warranted for any other use. Responsibility is made by the creator of county, regional, or other agency's consultation.

THE GIS Coordinator (512) 854-7591

Precinct 1



Travis County
 Transportation &
 Natural Resources

Travis County Commissioner Precincts