

STAFF REPORT

Planning and Zoning:	5/2/2022	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2022-0431	E-mail:	kristing@pflugervilletx.gov
Case No.	FFP2112-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Black Locust Townhomes, a 12.588-acre tract of land out of the Elnathan Bebee Survey, Abstract No. 53, Pflugerville, Texas. (FP2112-02)

LOCATION:

The proposed subdivision consists of 12.588 acres of land located generally south of E. Black Locust Dr. and north of the northern terminus of Warm Springs Dr.

ZONING:

The lot is zoned Single-Family Mixed-Use (SF-MU).

ANALYSIS:

The final plat proposes to establish one (1) residential lot, one (1) landscape lot and one (1) Right-of-Way lot for the extension of White Poplar Path. The residential lot is proposed for single-family attached townhomes developed as a condominium form of ownership.

TRANSPORTATION:

Right-of-way dedication is not required for E Black Locust, however, .04 acres of Right-of-Way is provided for the extension of White Poplar Path with a 50-foot right-of-way dedication to connect White Poplar Path, Swenson Farms Subdivision, to Warm Springs Drive, Village on Legacy Subdivision.

UTILITIES:

Water and wastewater utility services will be provided by the City of Pflugerville.

PARKS:

Parkland dedication required is 2.17 acres; the fee-in-lieu to be provided is \$94,701.18. The parkland development fee to be provided is \$81,740.00. This fee was calculated based on the development's proposed 122 units. All fees are required prior to plat recordation.

TREES:

Tree mitigation will be required prior to any tree being removed.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, staff recommends approval.



Pflugerville
Planning & Zoning
Commission

STAFF REPORT

ATTACHMENTS:

- Final Plat

STAFF REPORT

LOCATION MAP:



<p>901 Black Locust Drive East</p> <hr/> <p>Case Number: FP2112-02</p> <hr/> <p>12/13/21</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p> Feet</p>	<p style="text-align: center;"></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p>
---	---	---	--