

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/4/2024	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2024-1016	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	RP2023-000215	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a public hearing and approve an application for the Replat of Lot 1, Block K, The Park at Blackhawk IV, Phase 1 being all of that certain 6.237-acre tract of land, situated in the George Grimes Survey Number 33, Abstract Number 883, Williamson County, TX. (RP2023-000215).

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**LOCATION:**

The proposed subdivision consists of 6.237-acres of land located generally southwest of the Rowe Lane and Carries Ranch Road intersection.

**ZONING:**

The subdivision is zoned General Business 1 (GB1), which allows for a mix of commercial uses.

**ANALYSIS:**

The lot was originally platted in 2019 as a commercial lot. The proposed replat is to divide Lot 1 of Block K into two separate lots for future development. Lot 1A is being established as an Amenity Center lot with Lot 2A be established as a Commercial lot.

**TRANSPORTATION:**

No changes to the road network are proposed or required.

**UTILITIES:**

The property is within the City of Pflugerville Wastewater CCN and an extension of public wastewater lines is required to serve the newly created lots. An approved construction plan and all necessary utility extensions will be provided prior to the recordation of the replat, unless necessary fiscal has been posted.

**NOTIFICATION:**

Notification has been provided in accordance with state law and city ordinances.

**STAFF RECOMMENDATION:**

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

**ATTACHMENTS:**

- Location Map
- Proposed Replat of Lot 1, Block K, The Park at Blackhawk IV, Phase 1

LOCATION MAP



**Park at Blackhawk IV  
Ph 1 Blk K Lot 1 Replat**

**Case Number:  
RP2023-000215**

**11/17/23**

**Legend**

- Subject Property
- City Limits
- ETJ

0 50 100 200 Feet

When required the City of Pflugerville conforms with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.

