

**STAFF REPORT**

<b>Planning and Zoning:</b>	4/4/2021	<b>Staff Contact:</b>	Alicia Sweeney, Planner I
<b>Agenda Item:</b>	2022-0362	<b>E-mail:</b>	aliciasw@pflugervilletx.gov
<b>Case No.</b>	PP2111-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Black Locust Townhomes Preliminary Plan; a 12.5889-acre tract of land out of the Elnathan Bebee Survey, Abstract No. 53, generally located west of North Heatherwilde Blvd., south of East Black Locust Drive, east of Grand Ave Parkway, and north of Pfennig Lane, in Travis County, Texas, locally addressed 901 Black Locust Drive, to be known as the Black Locust Townhome Preliminary Plan (PP2111-01).

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**LOCATION:** The subject property is located west of North Heatherwilde Blvd., south of East Black Locust Drive, east of Grand Ave Parkway, and north of Pfennig Lane, more specifically 901 Black Locust Drive.

**ZONING:** The property zoned Single-Family Mixed-Use (SF-MU) district.

**ANALYSIS:**

The preliminary plan is intended to establish a one lot multi-family residential units. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Unified Development Code. The preliminary plan depicts the right-of-way dedication to connect the existing White Poplar Path and Warm Springs Drive.

**TRANSPORTATION:**

The Preliminary Plan depicts the right-of-way dedication or the connection of White Poplar Path and Warm Springs Drive. Internal roadways will be 30-foot private streets that will be reviewed during the site plan process. A Traffic Impact Analysis is not required due the predicted trip count being under 2,000 trips.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan. The public 8-inch water and wastewater lines will be brought to the property from the adjacent right-of-way and will be located inside the ROW to serve the property. These utility extensions will require the developer to submit construction plans for approval by city staff prior to construction.

**PARKLAND:**

The required amount of Parkland Dedication is a total of 2.17 acres. The fee-in-lieu is \$94,701.18. The Park Development Fee required is \$81,740. Payment is required prior to plat recordation.

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**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- The Black Locust Townhomes Preliminary Plan (separate attachment)

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**LOCATION MAP:**



<p><b>901 Black Locust</b></p> <hr/> <p><b>Case Number:</b>  <b>PP2111-01</b></p> <hr/> <p><b>11/1/21</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> City Limits</li> <li> ETJ</li> </ul> <p style="text-align: right;">Feet      0 50 100 200</p> <div style="text-align: center;">         N     </div> <p style="font-size: small;">When received 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.</p>	<p style="text-align: center;">Locator Map</p>
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