

STAFF REPORT

Planning and Zoning:	3/4/2024	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2024-0237	E-mail:	kristing@pflugervilletx.gov
Case No.	2023-3-PP	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Bluffs at Blackhawk; an approximate 4.91 acres of land out of the John C. Duval Survey 14, Abstract No. 194 ; in Travis County, Texas. (2023-12-PP).

LOCATION:

The proposed subdivision is located at the northeastern boundary of the City's Extraterritorial jurisdiction (ETJ), generally east of the intersection of Rowe and Hodde Lane, along the northern boundary of the Rowe Lane Estates Subdivision. The parcel currently is undeveloped.

ZONING:

The subject property is in the ETJ; therefore, the property is not zoned.

ANALYSIS:

The 4.91-acre tract is for the extension of Rowe Lane to the east. This extension is to serve a single-family subdivision that is proposed in the City of Hutto ETJ. A subdivision waiver was approved February 5, 2024 to not provide the required 20-foot landscape lot on the south side of Rowe Lane as required per the Unified Development Code Subchapter 15.16.5 (G).

TRANSPORTATION:

Rowe Lane is classified as a minor arterial in the Transportation Master Plan. The preliminary plan dedicates 3.447 acres for approximately 1280 feet of Rowe Lane.

UTILITIES:

Water will be provided by the Manville Water Supply Corporation and the parcel is located in the City of Pflugerville CCN.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map

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LOCATION MAP:

