

STAFF REPORT

Planning and Zoning:	02/03/2020	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2020-8117	E-mail:	emilyf@pflugervilletx.gov
Case No.	PP1912-04	Phone:	512-990-6300

SUBJECT: Conditionally Approving a Preliminary Plan for Blackhawk Plaza; a 1.116-acre tract of land out of the John Kelsey Survey, Abstract No. 2753, in Travis County, Texas. (PP1912-04)

LOCATION:

The property is generally located north of Rowe Lane and east of N SH130.

ZONING:

The property is a part of the Commons at Rowe Lane Development Agreement and is therefore subject to the standards of the Retail (R) zoning district.

ANALYSIS:

The preliminary plan proposes to establish a total of one (1) commercial lot.

TRANSPORTATION:

Right of way (ROW) dedication is included for 0.086 acres along Rowe Lane.

UTILITIES:

Water service will be provided by Manville WSC and Wastewater service will be provided by the City of Pflugerville. The proposed wastewater extends along the southern extent of Rowe Lane.

PARKS:

Parkland dedication is not required for commercial lots.

TREES:

A tree survey has been requested for the potential impact of the ROW trees located to the south, based on the proposed wastewater extension.

STAFF RECOMMENDATION:

The final plat meets the minimum state and Pflugerville requirements, but remains under review by Travis County. Staff recommends conditional approval of the plat, with the condition that Travis County Commissioner's Court approves the plat in the present configuration.

ATTACHMENTS:

- Location Map
- Preliminary Plan (separate attachment)

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LOCATION MAP:

