

STAFF REPORT

Planning and Zoning:	02/03/2020	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2020-8146	E-mail:	emilyf@pflugervilletx.gov
Case No.	FP2001-02	Phone:	512-990-6300

SUBJECT: Conditionally approving a Final Plat for Blackhawk Plaza, a 1.202-acre tract of land out of the John Kelsey Survey, Abstract NO. 2753, Travis County, Texas. (FP2001-02)

LOCATION:

The property is generally located north of Rowe Lane and east of Rowe Loop, just south of the Commons at Rowe Lane Subdivision.

ZONING:

The property is located in the ETJ; City zoning does not apply.

ANALYSIS:

The final plat proposes to establish one (1) non-residential lot.

TRANSPORTATION:

Right of way dedication, 25 feet along the southern extent, is included for the future expansion of Rowe Lane. A sidewalk will be developed along this extent.

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 connecting to an existing wastewater line located east of the parcel.

PARKS:

Parkland dedication is not required for non-residential lots.

TREES:

There are no existing trees.

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
- Final Plat (separate attachment)

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LOCATION MAP:

