



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2022-0431    **Version:** 2    **Name:** Black Locust Townhomes Final Plat  
**Type:** Agenda Item    **Status:** Consent Agenda  
**File created:** 4/20/2022    **In control:** Planning and Zoning Commission  
**On agenda:**    **Final action:**  
**Title:** Approving a Final Plat for Black Locust Townhomes, a 12.588-acre tract of land out of the Elnathan Bebee Survey, Abstract No. 53, Pflugerville, Texas. (FP2112-02)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Staff Report, 2. Black Locust Townhomes Final Plat

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Approving a Final Plat for Black Locust Townhomes, a 12.588-acre tract of land out of the Elnathan Bebee Survey, Abstract No. 53, Pflugerville, Texas. (FP2112-02)

The property is located generally south of East Black Locust Drive and north of the northern terminus of Warm Springs Drive. The lot is zoned Single-Family Mixed-Use (SF-MU). The final plat proposes to establish one residential lot, one private space open space lot and one lot containing the right-of-way dedication for the extension White Poplar Path. The lot will be single-family attached townhomes that will be developed as a condominium. Right of way is being dedicated for White Poplar Path. Utility service will be provided by the City of Pflugerville. Parkland dedication required is 2.17 acres; the fee in-lieu to be provided is \$94,701.18. The parkland development fee to be provided is \$81,740.00 All fees will be required prior to plat recordation. Tree mitigation will be required prior to any tree being removed.

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

Kristin Gummelt, Planner I