



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2023-0126    **Version:** 1    **Name:** Grove at Blackhawk, Section 4 Final Plat  
**Type:** Agenda Item    **Status:** Consent Agenda  
**File created:** 1/24/2023    **In control:** Planning and Zoning Commission  
**On agenda:** 2/6/2023    **Final action:**  
**Title:** Approving a Final Plat for the Grove at Blackhawk, Section 4, an approximately 45.612-acre tract of land situated in the James P Kempe Survey, Section No. 12, Abstract No. 464 of Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-27-FP).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Final Plat

Date	Ver.	Action By	Action	Result
2/6/2023	1	Planning and Zoning Commission		

Approving a Final Plat for the Grove at Blackhawk, Section 4, an approximately 45.612-acre tract of land situated in the James P Kempe Survey, Section No. 12, Abstract No. 464 of Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-27-FP).

The subject property is located is generally located north of Cele Road, east of Hodde Lane and Cele Middle School, and west of Melber Lane, in the extraterritorial jurisdiction (ETJ) of Pflugerville. The final plat establishes 85 single family lots, one (1) easement lot, one (1) landscape lot, one (1) development lot, and five (5) HOA landscape/park/easement lots, as well as right of way dedication. The "Boundary Road Construction Payment" is \$1,200 per lot per the Development Agreement. The "Road Infrastructure Payment" is based on the TIA, therefore the per lot fee is \$913.68.

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

Samantha Fleischman, Planner I