



# City of Pflugerville

## Legislation Text

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**File #:** 2022-0362, **Version:** 1

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Approving a Preliminary Plan for Black Locust Townhomes Preliminary Plan; a 12.5889-acre tract of land out of the Elnathan Bebee Survey, Abstract No. 53, generally located west of North Heatherwilde Blvd., south of East Black Locust Drive, east of Grand Ave Parkway, and north of Pfennig Lane, in Travis County, Texas, locally addressed 901 Black Locust Drive, to be known as the Black Locust Townhome Preliminary Plan (PP2111-01).

The preliminary plan is intended to establish a one lot multi-family residential units. All improvements within the site will be private and reviewed by City Staff in the Site Development process in accordance with the Unified Development Code. The preliminary plan depicts the right-of-way dedication to connect the existing White Poplar Path and Warm Springs Drive. The property is zoned Single-Family Mixed-Use (SF-MU) district. The Preliminary Plan depicts the right-of-way dedication or the connection of White Poplar Path and Warm Springs Drive. Internal roadways will be 30-foot private streets that will be reviewed during the site plan process. A Traffic Impact Analysis is not required due the development not trigger more than 2,000 trips. The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan. The public 8-inch water and wastewater lines will be brought to the property from the adjacent right-of-way and will be located inside the ROW to serve the property. These utility extensions will require the developer to submit construction plans to be reviewed by the City Staff. The required amount of Parkland Dedication is a total of 2.17 acres. The fee-in-lieu is \$94,701.18. The Park Development Fee required is \$81,740.

The preliminary plan meets minimum requirements and staff recommends approval.

Alicia Sweeney

**ATTACHMENTS:**

*General Location Map*

*Black Locust Townhomes Staff Report*

*Black Locust Townhomes Preliminary Plan*