



City of Pflugerville

Legislation Text

File #: 2020-8117, **Version:** 2

Conditionally Approving a Preliminary Plan for Blackhawk Plaza; a 1.202-acre tract of land out of the John Kelsey Survey, Abstract No. 2753, in Travis County, Texas. (PP1912-04)

The property is generally located north of Rowe Lane and east of N SH130. 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, unless otherwise proven to be exempt from these standards. The preliminary plan proposes to establish a total of one (1) commercial lot. Right of way (ROW) dedication is included for 0.086 acres along Rowe Lane. Water service will be provided by Manville WSC and Wastewater service will be provided by the City of Pflugerville connecting to an existing wastewater line to the east of the parcel, the applicant will extend a public wastewater line. Parkland dedication is not required for commercial lots. There are no existing trees located on the property, therefore no tree mitigation required.

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.

Emily Fesette, Planner II