



City of Pflugerville

Legislation Text

File #: 2020-8146, **Version:** 2

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)

The property is generally located north of Rowe Lane and east of Rowe Loop. The property is located in the ETJ; City zoning does not apply. The final plat proposes to establish one (1) non-residential lot. Right of way dedication, 25 feet along the southern extent, is included for the future expansion of Rowe Lane. Water service will be provided by the Manville WSC and wastewater service will be provided by the City of Pflugerville through a connection to the east of the parcel. The applicant will extend a public wastewater line to make the connection. Parkland dedication is not required for non-residential lots. There are no existing trees therefore tree mitigation is not 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