

STAFF REPORT

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| Planning and Zoning: | 12/4/2017 | Staff Contact: | Jeremy Frazzell, Asst. Planning Director |
| Agenda Item: | 2017-6361 | E-mail: | jeremyf@pflugervilletx.gov |
| Case No. | FP1704-03 | Phone: | 512-990-6300 |

SUBJECT: Approving a Final Plat for Jakes Hill Condominiums; a 14.415-acre tract of land out of the George Grimes Survey Abstract No. 306 and the V. W. Swearingen Survey Abstract No. 724 in Travis County, TX

LOCATION:

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southeast of the Rowe Lane and Jakes Hill Rd intersection.

ZONING:

The subject property is in the ETJ development; therefore the property is not zoned. The Lakeside at Blackhawk development is governed by a comprehensive development agreement between the City of Pflugerville and Tiemann Land and Cattle Development, Inc. more commonly referred to as the Lakeside Development Agreement. The final plat is located within Lakeside WCID No. 2C.

ANALYSIS:

The final plat includes two lots intended for a single family condominium project. Lot 1 is a 9.479-acre lot that will contain the single family development, while Lot 2 is a "Natural Area Preservation" lot required by Travis County for purposes of protecting water quality. A 10-ft wide hike and bike will be provided along the east side of Lot 1 and a 6-ft wide sidewalk will be constructed along the east side of Jakes Hill Rd with the development of Lot 1.

UTILITIES:

The Lakeside at Blackhawk Subdivision is located within the Manville Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN) for water utility service, whereby Manville provides wholesale water to the district, while the City of Pflugerville provides retail services including operations, maintenance, and management services to the district in accordance with the retail service agreement. Utilities servicing the property will be provided with the construction of Jakes Hill Road and will be required to be constructed/accepted or fiscal security provided prior to recordation of this plat.

STAFF RECOMMENDATION:

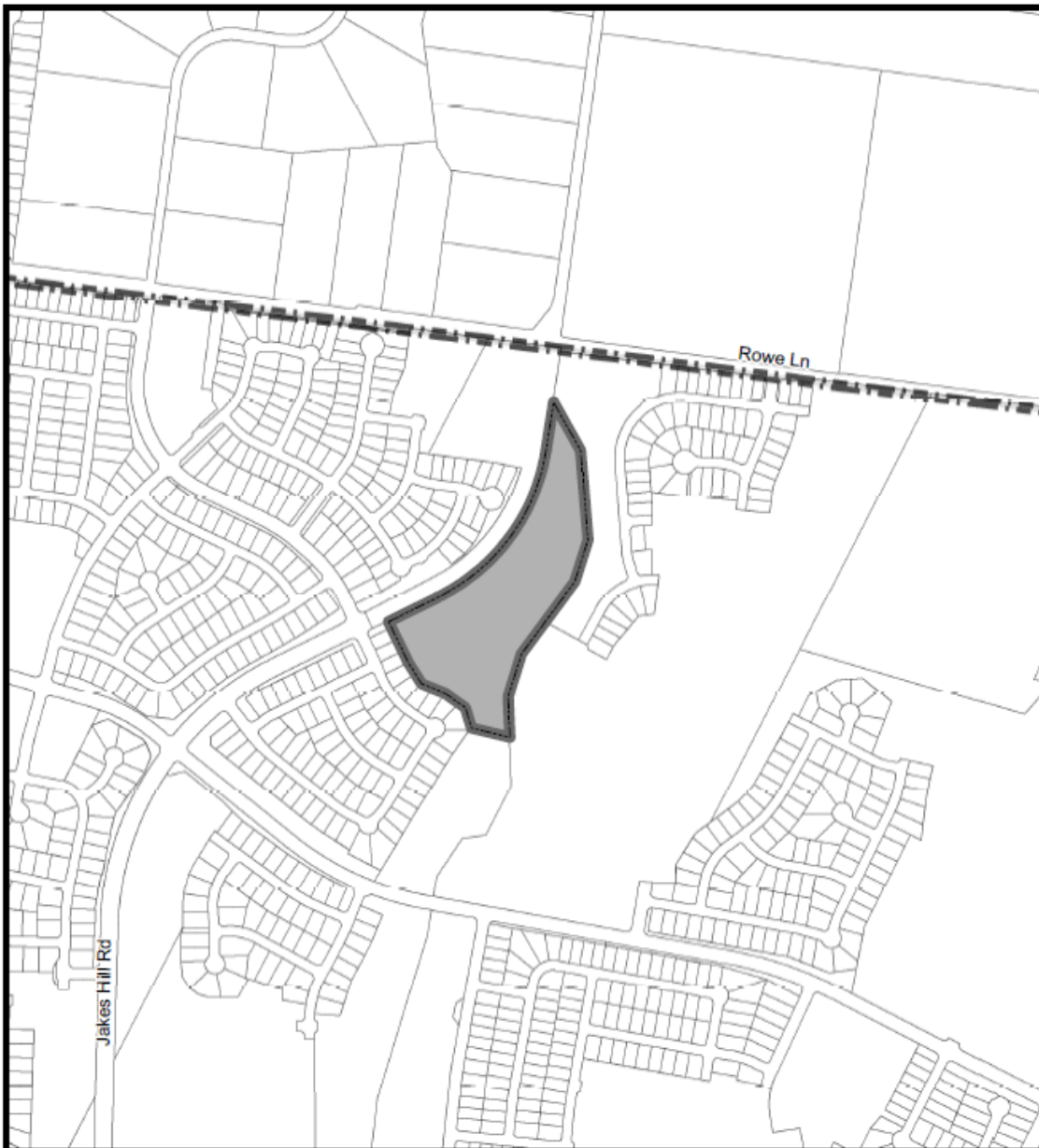
The final plat meets the minimum state and local requirements, and is consistent with the development agreement and Preliminary Plan. Staff recommends approval.





ATTACHMENTS:

- Location Map
- Jakes Hill Road Final Plat (separate attachment)

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LOCATION MAP:



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| <p>Jakes Hill Condos</p> <hr/> <p>Case Number: FP1704-03</p> <hr/> <p>4/18/2017</p> | <p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p style="text-align: right;">0 250 500 1,000 <small>Feet</small></p> <p style="text-align: center;">  <small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small>  </p> | <p>Locator Map</p>  |
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