

STAFF REPORT

Planning and Zoning:	10/5/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4308	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1503-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Lakeside at Blackhawk II, Phase 1B; a 15.48-acre tract of land out of the V. W. Swearngen Survey No. 32, Abstract No. 724 in Travis County, TX

LOCATION:

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally south of Speidel Drive and southeast of the Jackies Ranch Road and Chayton Circle 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. Per this agreement and subsequent amendments, development standards were established for this area including but not limited to a minimum lot area of 6,000 square feet, 5-foot side yard building setbacks, and consent to the creation of multiple Lakeside Water Control and Improvement Districts (WCID) to address public infrastructure. The final plat is located within Lakeside WCID No. 2C.

ANALYSIS:

The final plat proposes 49 single-family lots, one open space lot, and one mail box lot an extension of Chayton Circle, and four additional internal public streets. The lot dimensions meet the minimum standards established per the development agreement as stated above, and the HOA will own and maintain the open space lots. Streets and drainage will be maintained by Travis County.

TRANSPORTATION:

The extension of Chayton Circle provides the primary access to this section from Speidel Drive. Minimum 4-ft wide sidewalks on both sides of all streets provide pedestrian access and connectivity within the subdivision.

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. Wholesale and retail wastewater service will be provided by the City of Pflugerville.

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PARKS:

While no public parkland is included with this section, open space is provided within this plat as identified within the development agreement. Additional dedicated open space and parkland is included within the overall development per development agreement and no further public parkland is required or proposed with this final plat.

STAFF RECOMMENDATION:

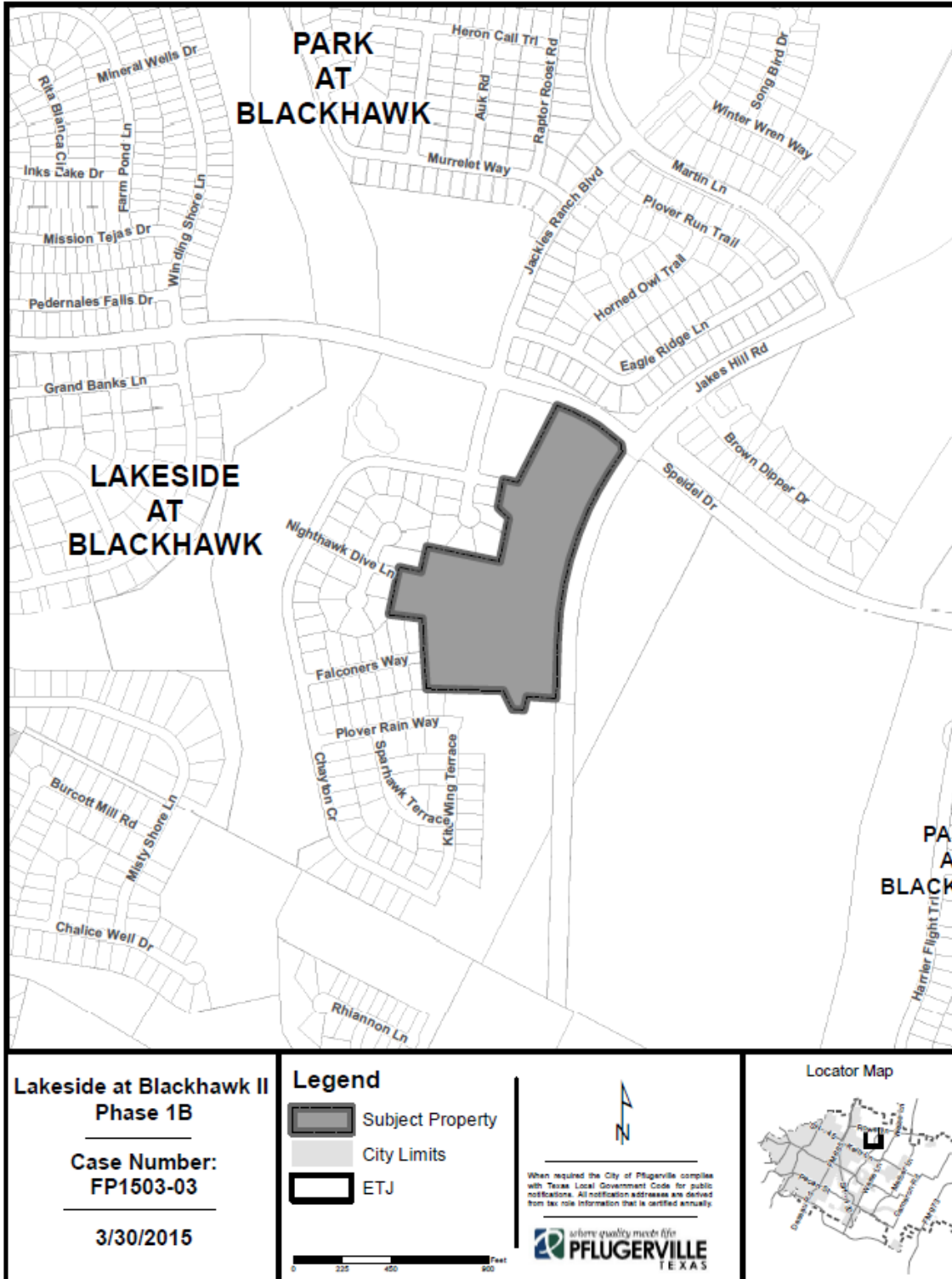
The final plat meets the minimum state and local requirements, and is consistent with the development agreement and Preliminary Plan. Staff recommends approval.

ATTACHMENTS:

- Location Map
- Lakeside at Blackhawk II, Phase 1B Final Plat (separate attachment)

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LOCATION MAP:



**Lakeside at Blackhawk II
 Phase 1B**
**Case Number:
 FP1503-03**
3/30/2015

- Legend**
- Subject Property
 - City Limits
 - ETJ

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.

