

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/1/2020	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>Agenda Item:</b>	2019-8037	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.</b>	FP1906-06	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conditionally approving a Final Plat for The Ridge at Blackhawk Phase 1, Section 1; an approximate 43.655-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Juan Zambrano Survey No. 38, Abstract No. 845; in Travis County, Texas. (FP1906-06)

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**LOCATION:**

The property is located the extra-territorial jurisdiction (ETJ) east of Hodde Lane and North of Cele Road and the City Limits.

**ZONING:**

Single-Family Residential (SF-R) as dictated by the Lakeside Development Agreement, MUD No. 5.

**ANALYSIS:**

The final plat proposes to establish 135 lots with eight (8) lots dedicated to open space/parkland, landscaping, and/or drainage or public access easements.

**TRANSPORTATION:**

Right of way dedication is included for the extension of Speidel Drive and on the eastern border of Hodde Lane.

**UTILITIES:**

Lakeside MUD No. 5 shall provide utility service.

**PARKS:**

Parkland dedication 6.12 acres per the development agreement.

**TREES:**

Tree mitigation will be required prior to any tree removal.

**STAFF RECOMMENDATION:**

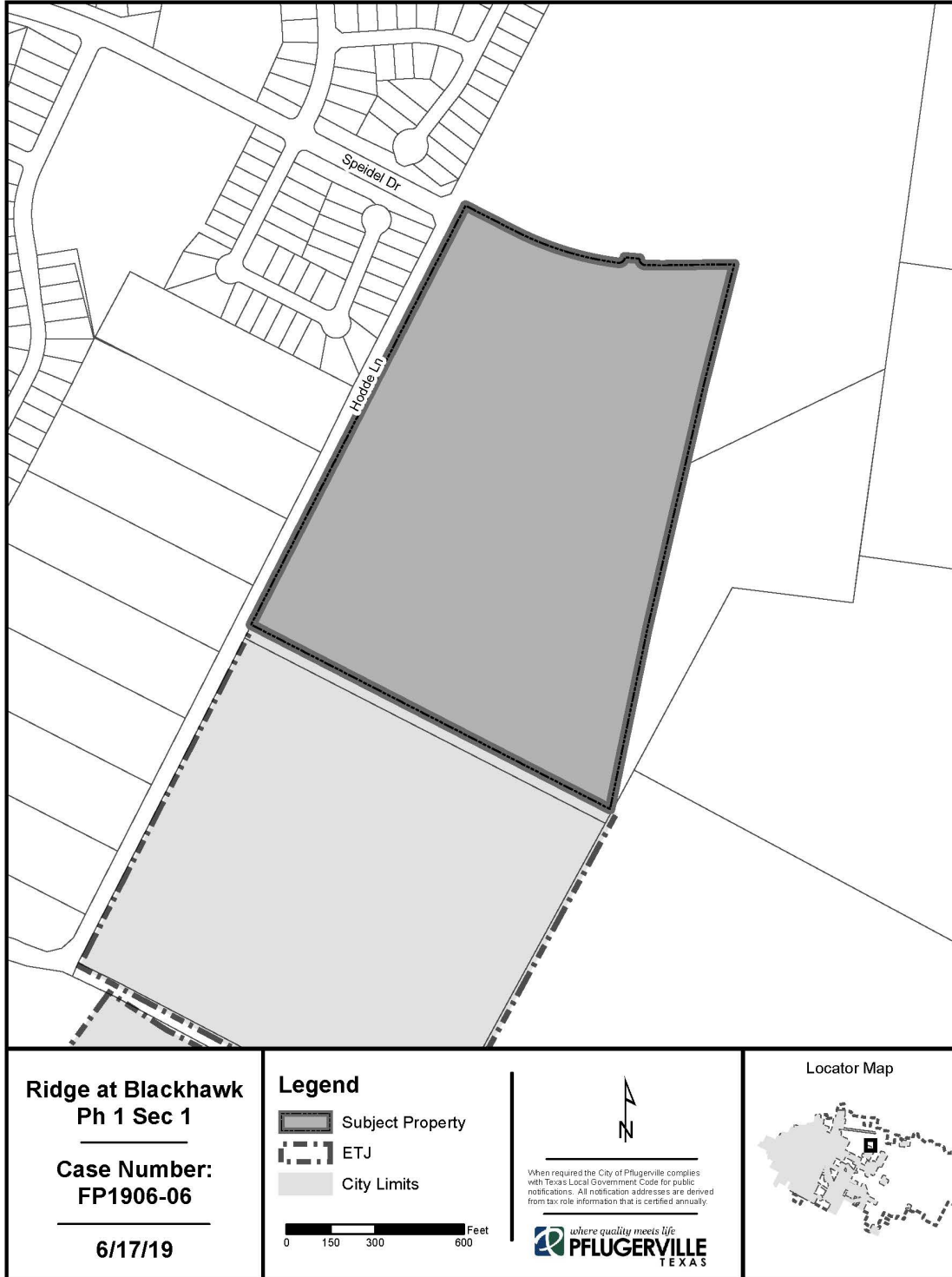
The Final Plat meets the minimum state and local requirements, and Staff recommends approval.

**ATTACHMENTS:**

- Location Map
- Final Plat (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**



**Ridge at Blackhawk**  
**Ph 1 Sec 1**  
**Case Number:**  
**FP1906-06**  
**6/17/19**

**Legend**  
 [Grey Box] Subject Property  
 [Dashed Box] ETJ  
 [Light Grey Box] City Limits

0 150 300 600 Feet

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.

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 TEXAS

Locator Map