

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/1/2015	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2015-3926	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1504-10	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for the Lakeside at Blackhawk III, Phase 1; a 30.18-acre tract of land out of the V. W. Swaengren Survey No. 32 in Travis County, TX

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**LOCATION:**

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally south of Speidel Drive, southeast of the Jakes Hill Road and Speidel Drive 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 51 single-family lots, four internal public streets, a pedestrian access and drainage easement lot, a landscape lot, and a drainage easement and open space lot. The single-family lots within this section are generally larger than other sections, ranging from 8,400 square feet to 15,786 square feet. The lot dimensions meet the minimum standards established per the development agreement as stated above. Lot 9, Block D is an open space lot which will contain a 10-ft hike and bike trail extension from Speidel Drive to the boundary of the subdivision to provide a connection with the existing Avalon trail. The landscape lot is located between the single-family residential lots and Speidel Drive, and extends from Eirie Drive to the future Jakes Hill Road extension. The pedestrian access lot located between Lots 32 and 33, Block B will contain a 10-ft hike and bike trail, and connect Cloughmore Court and Clare Island Rd, a future road in the adjacent section to the west. All of the non-residential lots will be owned and maintained by the WCID. Streets and drainage will be maintained by Travis County.

**TRANSPORTATION:**

Eire Drive will provide the primary access to this section from Speidel Drive. Minimum 4-ft wide sidewalks on both sides of all internal streets will provide pedestrian access and connectivity within the subdivision.

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### **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.

### **PARKS:**

Lot 9, Block D is an open space lot consisting of 14.23 acres. As identified within the development agreement, the lot was included as part of the public open space requirement and includes a 10-ft hike and bike trail extending from Speidel Drive southward to the southern boundary of the subdivision. The lot and trail will be owned and maintained by the WCID. 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 III, Phase 1 Final Plat (separate attachment)

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### LOCATION MAP:

