

**STAFF REPORT**

<b>Planning and Zoning:</b>	2/6/2023	<b>Staff Contact:</b>	Zainab Haider, Planner I
<b>Agenda Item:</b>	2023-0131	<b>E-mail:</b>	ZainabH@pflugervilletx.gov
<b>Case No.</b>	2022-28-FP	<b>Phone:</b>	512-990-6344

---

**SUBJECT:** Approving a Final Plat for the Grove at Blackhawk, Section 3; a 25.034-acre tract of land, out of that part of the James P. Kempe survey no. 12, abstract no. 464, in Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane.

---

**LOCATION:**

The subject property is in the City of Pflugerville’s Extraterritorial Jurisdiction to the Northeast of Cele Road, and Quebrada Drive. The Grove at Blackhawk, Section 3, is a 25.034-acre tract of land out of that part of the James P. Kempe survey no. 12, abstract no. 464, in Travis County, Texas, being a portion of that certain 151.023 acre tract conveyed to Robert M. Tiemann and Carrie Parker Tiemann by deed recorded in document no. 2019123052 of the official public records of Travis County, Texas.

**ZONING:**

The property is in the ETJ and is subject to the comprehensive development agreement called Lakeside MUD #5 Amended and Restated, document #2019089789. The single-family homes setbacks are generally subject to SF-R regulations, per the development agreement.

**ANALYSIS:**

The final plat is intended to create seven (7) blocks, with ninety-four (94) single-family lots, one (1) landscape lot, one (1) homeowners association-maintained open space/pedestrian access lot, one (1) drainage easement lot, and one (1) amenity lot. It has a total acreage of 25.034 (including 3.937 acres of right-of-way). This is the third of six sections in the Grove at Blackhawk preliminary plan. A total of 10% of the acreage (2.50 acres) is required to be dedicated as parkland for Section 3, and 5.32 acres is being dedicated. Total parkland being dedicated for Sections 1-6 is 46.86 acres (in excess of the requirement of 15.24 acres). The total acreage of the entire Grove at Blackhawk Sections 1-6 is 152.376 acres.

**TRANSPORTATION:**

A Traffic Impact Analysis (TIA) was approved 6/7/2019. The TIA and phasing agreement is recorded in document #2020225295. New public streets constructed within Section 3 will be Domino Champ Road, Melissa Isaac Lane, Erna Drive, Judy’s View, Joyce Erna Lane, Lucky Outlaw Lane, and Evelyn Ann Way. All of these streets have a 50-foot right-of-way, with 4-foot sidewalks, and the total acreage of the streets is 3.937 acres. Grove at Blackhawk Section 3 will also pay two fees, as per the development agreement, at the time of final plat recordation. One is the Boundary Road Payment in the amount of \$1200/lot, and the other is the pro-rata Road Construction Fee calculated at \$913.68/lot.

**UTILITIES:**

**STAFF REPORT**

The property is located within the Lakeside MUD (Municipal Utility District) #5, which will provide all water and wastewater services.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed final plat, which meets the minimum state and local requirements and is consistent with the development agreement and the preliminary plan (PP1909-01).

**ATTACHMENTS:**

- Location Map
- Final Plat (attached separately)

**STAFF REPORT**

**LOCATION MAP:**

