

**FINAL REPORT**

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|-----------------------------|-----------|-----------------------|---------------------------------|
| <b>Planning and Zoning:</b> | 4/01/2013 | <b>Staff Contact:</b> | Jeremy Frazzell, Senior Planner |
| <b>Agenda Item:</b>         | 2013-1798 | <b>E-mail:</b>        | jeremyf@pflugervilletx.gov      |
| <b>Case No.</b>             | FP1303-02 | <b>Phone:</b>         | 512-990-6300                    |

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**SUBJECT:** Approving a Final Plat for the Park at Blackhawk II, Phase 3B; a 10.933-acre tract of land out of the V. W. Swearngen Survey No. 32 in Travis County, TX, and being a part of that certain 21.68 acre tract of land conveyed to RMD Residential, L.P, by deed recorded in document number 2012007146 of the official public records of Travis County, Texas.

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**BACKGROUND/DISCUSSION**

**Location:** The proposed subdivision is located in the City's ETJ, generally southeast of the Rowe Ln and Martin Ln intersection.

**Background:** This 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 Agreements. Per this agreement and subsequent amendments, a minimum lot area of 6,000 square feet, 5-foot side yard building setbacks, and a minimum lot width of 55 feet except on cul-de-sacs were established. Also, through these agreements the City consented to the creation of the Lakeside Water Control and Improvement Districts (WCID), whereby the Districts own the water and wastewater utility lines within the development. The final plat is generally located within Lakeside WCID No. 2C.

**Analysis:** The final plat proposes 39 single-family lots and 1 landscape lot that will be owned and maintained by the District. The lot dimensions meet the minimum standards established per the development agreements as stated above.

**Transportation:**

Three (3) local streets with 50' of right of way have been constructed within this phase of the development. The streets will be maintained by Travis County.

**Water Utility:**

The Park 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.

**Wastewater Utility:**

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

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**Parkland:**

No parkland is proposed within the boundary of this final plat phase.

**STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum requirements and staff recommends approval of the final plat.

**ATTACHMENTS:**

- Location Map
- Final Plat (separate attachment)

**LOCATION MAP:**

