

**STAFF REPORT**

<b>Planning and Zoning:</b>	4/2/2018	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2018-6675	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1704-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for the Park at Blackhawk IV Phase 1; a 39.177-acre tract of land out of the George Grimes Survey No. 33, Abstract No. 306 in Travis and Williamson County, TX

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**LOCATION:**

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southwest of the Hodde Ln and Rowe Lane intersection in both Travis County and Williamson County.

**ZONING:**

The subject property is in the ETJ; therefore the property is not zoned. The Park 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 which allow for 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. 2A.

**REQUEST:**

The final plat proposes 54 single-family lots, an amenity lot, a commercial lot, and 3 open space lots. According to notes provided on the plat, the amenity and commercial lots will be owned and maintained by the district, while the open space lots will be owned and maintained by the HOA. The residential lot dimensions meet minimum standards established per the development agreements as stated above.

**TRANSPORTATION:**

Hodde Lane is proposed to be reconfigured to establish a 90 degree intersection at Rowe Ln. The right of way necessary for the re-alignment has been included in this final plat and will be constructed by others (counties/city) at a future, to be determined date. Right of way dedication along Rowe Lane has also been provided, per the development agreement. Carries Ranch Rd is a collector level street that will provide access into this phase of the development from Rowe Lane. An additional 3 local streets are proposed within this platted area and will provide vehicular connectivity. All streets will have sidewalk on both side and all streets within the subdivision will be maintained by both Travis County and Williamson County respectively.

**UTILITIES:**

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

**STAFF REPORT**

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 33, Block K is identified as a private open space/drainage and public utility lot that will contain a 10' wide hike and bike trail around the perimeter. A private amenity center lot is located adjacent to the aforementioned open space lot and will contain private amenity improvements for the neighborhood. The development agreement included provisions for a minimum of 100 acres of open space and parkland to be dedicated throughout all of the Blackhawk development, which has been satisfied to date.

**STAFF RECOMMENDATION:**

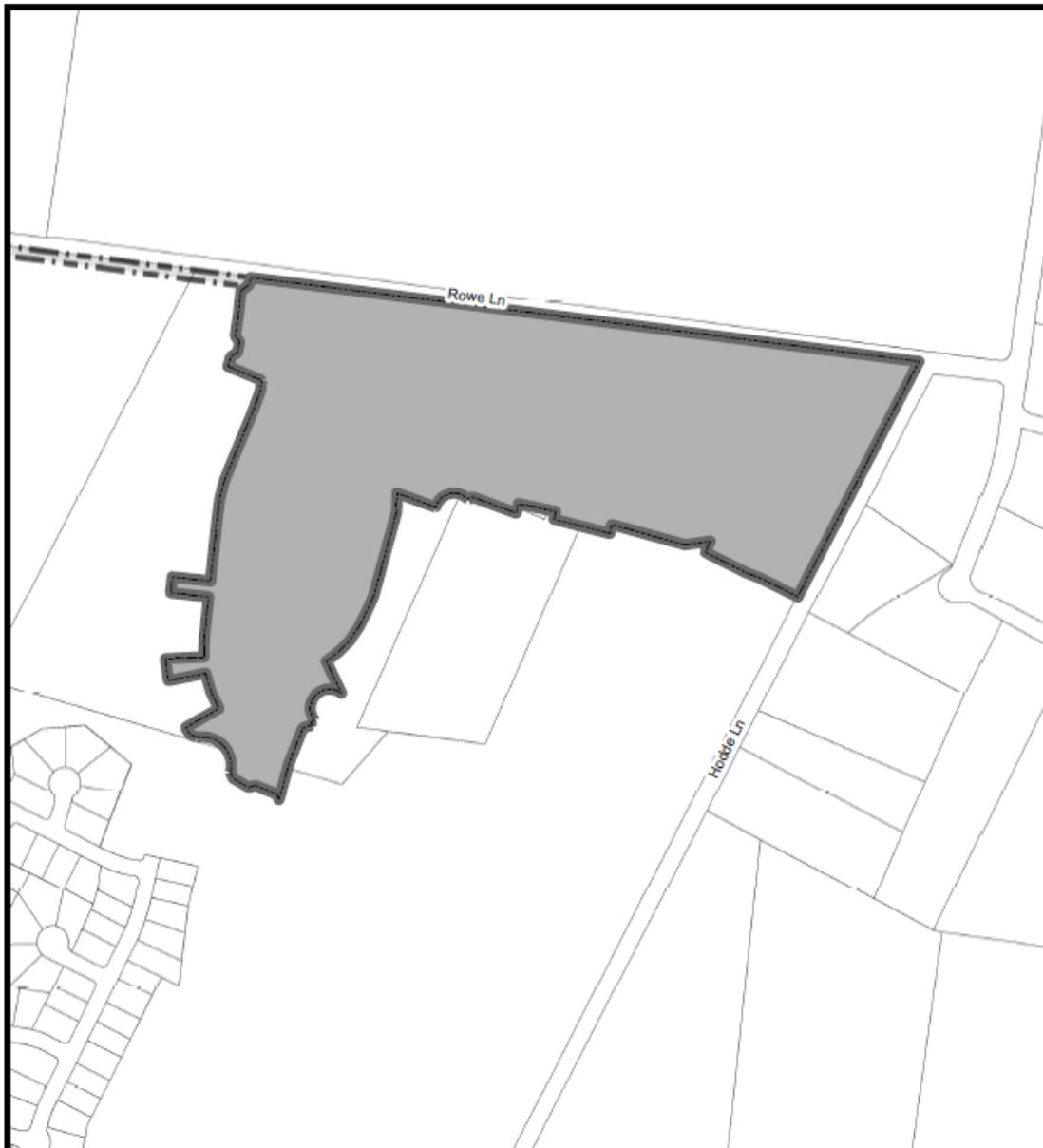
The final plat meets the minimum state and local requirements, and is consistent with the development agreement and Preliminary Plan. Staff recommends approval.

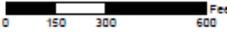
**ATTACHMENTS:**

- Location Map
- Park at Blackhawk IV, Phase 1 Final Plat (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**



<p><b>Park at Blackhawk          IV Sec 1</b></p> <p><b>Case Number:          FP1704-01</b></p> <p><b>3/26/2018</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> ETJ</li> <li> City Limits</li> </ul> <p></p>	<p></p> <p><small>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.</small></p> <p></p>	<p><b>Locator Map</b></p> 
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