

**STAFF REPORT**

<b>Planning and Zoning:</b>	3/2/2015	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2015-3726	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1412-04	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for the Park at Blackhawk IV Phase 6A; a 15.38-acre tract of land out of the V. W. Swearngen 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 northwest of the Hodde Ln and Speidel Dr. intersection.

**ZONING:**

The subject property is in the ETJ development; 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 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. 2A.

**REQUEST:**

The final plat proposes 53 single-family lots, and 1 open space lot which also contains a sidewalk easement. According to notes provided on the plat, the landscape lot will be owned and maintained by the HOA, while the sidewalk easement is being conveyed to the District. The lot dimensions meet minimum standards established per the development agreements as stated above.

**TRANSPORTATION:**

Rolling Creek Road is designed as a collector level road and will provide access to this phase from Speidel Drive. Additional street segments included with this phase of the development are: Octavia Drive, Fairleaf Street, Rosa Park Lane, and Pinewalk Drive. All streets will be maintained by Travis County.

**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 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.

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### **PARKS:**

While no public parkland is proposed to be dedicated with this specific plat, the development agreement includes provisions for 100 acres of open space and parkland to be dedicated, of which 70 acres has been dedicated to date by prior recorded plats.

### **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 6A Final Plat (separate attachment)

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**LOCATION MAP:**

