Planning and Zoning:	4/6/2015	**Staff Contact:**	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-3828	**E-mail:**	jeremyf@pflugervilletx.gov
Case No.	PP1407-01	**Phone:**	512-990-6300

SUBJECT: Approving a Revised Preliminary Plan for Park at Blackhawk VI; affecting 36.19 acres of land out of the V.W. Swearengen Survey No. 32, in Travis County, Texas. (PP1407-02)

LOCATION:
The property is located in the ETJ, generally southwest of the Rowe Lane and Hodde Lane intersection in the northeastern portion of the Blackhawk development.

ZONING:
Located in the ETJ, the area is not subject to zoning. The Comprehensive Development Agreement between Tiemann Land and Cattle Development, Inc. and the City of Pflugerville (commonly known as the "Lakeside" or "Blackhawk" development agreement), as amended, provides development standards for the subdivision including but not limited to a master land use plan, varying lot sizes, reduced side yard setbacks and increased block length.

ANALYSIS:
The Park at Blackhawk IV preliminary plan was originally approved in 2003, revised in 2006, and Phase 1 was final platted in 2007. The sixth amendment to the development agreement extended the life of the preliminary plan for 10 years following the date of the approved preliminary plan and an additional 10 years following approval of a final plat. The proposed revision provides adjustment to single-family lots and one open space lot within Phases 2, 3, and portions of Phase 4. The revision has a net decrease of 3 lots with the reconfiguration of the lot sizes, which generally increases single-family lot widths in Phases 2 and 3 to 60 feet from 55 feet, and reduces lot widths from 65 feet to 60 and 63 feet in a portion of Phase 4. The open space lot adjustment is discussed in the parks section provided below.

TRANSPORTATION:
Access to the subdivision will continue to be provided from Speidel Dr. and a future road stub to the south into Avalon. Minor adjustments were made to Nightjar View Terrace in Phases 2 and Bow Perch St. in Phase 3, replacing two curves with knuckles. A cumulative update to the transportation impact analysis was required with the seventh amendment. While the lot count revisions to Park at Blackhawk IV and VI preliminary plans will be reflected in the analysis, the amendment allows consideration of these two revised preliminary plans prior to approval of the cumulative TIA with the understanding that the TIA recommendations may require a further revision.

UTILITIES:
Through the Comprehensive Development Agreement, Water Control Improvement Districts (W.C.I.D) were established. This section of the subdivision is within the Lakeside at Blackhawk W.C.I.D. No. 2A

with water service provided wholesale by Manville Water Supply Corporation (W.S.C) and retail service by City of Pflugerville. Wastewater service will be provided by the City of Pflugerville.

PARKS:
As agreed through the development agreement, the developer is required to allocate 100 acres of land for parks, open areas and a school site throughout the entire Lakeside development. The revised preliminary plan reconfigured and slightly reduced an open space lot (Lot 23, Block B) in Phase 2 by 0.23 acres to account for the knuckle on Nightjar View Terrace. The remaining open space and drainage easement areas are unaffected by the proposed revision and as originally approved all open space and drainage easement lots within the Park at Blackhawk VI preliminary plan will be owned and maintained by the HOA.

STAFF RECOMMENDATION:
Through the implementation of the Comprehensive Development Agreement, the preliminary plan meets all state and local requirements. Staff recommends approval of the preliminary plan.

ATTACHMENTS:
- Location Map
- Park at Blackhawk Ph. VI Preliminary Plan (separate attachment)

LOCATION MAP

Park at Blackhawk VI
Replat of Preliminary Plan

Case Number:
PP1407-02

07/21/2014

Legend

Subject Property
ETJ
City Limits

Feet
0   375   750   1,500

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.

Locator Map