

STAFF REPORT

Planning and Zoning:	5/2/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-4844	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1512-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Park at Blackhawk IV Phase 7B; a 24.21-acre tract of land out of the V.W. Swearingen Survey No. 32 in Travis County, TX. (FP1512-01)

LOCATION:

The property is located within the Blackhawk subdivision, along the south side of Rowe Ln., north of Speidel Dr. and east of Jakes Hill Rd. in the Extraterritorial Jurisdiction (ETJ).

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 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 59 single-family lots, a drainage and open space lot, a drainage area and sidewalk easement lot, two landscape lots, and five public street segments. According to a note on the plat, the landscape lots and one drainage lot with a sidewalk easement will be owned and maintained by the HOA, while the drainage area and open space lot will be owned and maintained by the District. The lot dimensions meet minimum standards established per the development agreement.

TRANSPORTATION:

An extension of Windham Drive from Rowe Lane will provide access into the proposed subdivision. Additional street segments include: Rolling Creek Road, Rhythmic Drive, Joshs Cove, and Eland Drive. All streets will be maintained by Travis County. The plat also includes 20-ft of Rowe Lane right of way dedication, in accordance with the development agreement.

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:

The development agreement includes a provision for 100 acres of open space and parkland to be dedicated throughout the entire Lakeside development. Lot 10, Block M is identified as an open space lot that will be owned and maintained by the district, and will be credited toward the open space requirement.

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 of the final plat

ATTACHMENTS:

- Location Map
- Park at Blackhawk IV, Phase 7B Final Plat (separate attachment)

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LOCATION MAP:

