

STAFF REPORT

Planning and Zoning:	12/06/2021	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2021-1184	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP2003-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Grove at Blackhawk Section 1; a 26.140-acre tract of land out of the James P. Kempe Survey No. 12 Abstract No. 464; Travis County, Texas. (FP2003-02)

LOCATION:

The property is generally located north of Cele Road and east of Hodde Lane and west of Melber Lane, east of Cele Middle School, in the extraterritorial jurisdiction (ETJ) of Pflugerville.

ZONING:

The subject property is in the ETJ and not subject to the city's zoning ordinance. The property is governed by the Lakeside MUD No. 5 Comprehensive Development Agreement which limits the uses within this section of the development to the Single-Family Residential (SF-R) District. As stated in note 42, the commercial/retail lot will follow the zoning district requirements for the City of Pflugerville's Neighborhood Services (NS) or Retail (R) requirements stated in the Amended and Restated Comprehensive Development Agreement (Lakeside MUD No. 5).

ANALYSIS:

The final plat proposes to establish eight (8) blocks with 54 single family lots, one (1) amenity lot, one (1) easement lot, one (1) commercial/retail lot, one (1) landscape lot managed by the HOA, four (4) HOA landscape/park/easement lots. This final plat is tied to the Grove at Blackhawk Preliminary Plan (PP1909-01) that was approved on December 7th, 2020. The remainder area will be filled with right of way dedication and pedestrian access routes.

TRANSPORTATION:

Right of way dedication has been proposed along Cele Road extending 57' into the property along the extent of the road. Right of Way (ROW) dedication for seven (7) streets has been included. Each proposed street will be 50 feet wide apart from Herbert Bohls Avenue, which will be 70 feet wide. The total ROW dedication will be 4.164 acres. The "Boundary Road Construction Payment" is \$1200 per lot per the Development Agreement. The "Road Infrastructure Payment" is based on the TIA, therefore the per lot fee is \$913.68. The Roadway Impact Fees are assessed at time of approval of the plat according to Ordinance 1470-20-11-24 and will be paid prior to the issuance of any building permit. Access to Travis County roadways will require a permit from Travis County.

UTILITIES:

Water and Wastewater service will be provided by Lakeside MUD No. 5.

PARKS:

Pursuant to the Lakeside MUD No. 5 Development, the required parkland dedication for this section is 2.61 acres, the plat is showing a dedication of 6.96 acres.

TREES:

Tree mitigation will be required prior to any tree being removed. If a tree will be retained, the tree protection standards will be required.

STAFF RECOMMENDATION:

The Final Plat meets the minimum state and local requirements, and Staff recommends approval.

LOCATION MAP:

