

STAFF REPORT

Planning and Zoning:	10/06/2025	Staff Contact:	Clevan Rodrigues, Planner I
Agenda Item:	2025-0719	E-mail:	clevanr@pflugervilletx.gov
Case No.	PP2024-000105	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for the Ridge at Blackhawk Phase 2; a 250.36-acre or 10,905,647 square foot tract of land, situated in the John C. Duval Survey Section No. 14, Abstract No. 235 (Travis County), and Abstract No. 194 (Williamson County, out of Daniel & Gracy Bergen Survey, Section No. 79,, Abstract No. 2599 (Travis County), out of the Benjamin Allen Survey, Section No. 73, Abstract No. 36 (Travis County), and in the Juan Zambrano Survey Section No. 38, Abstract No. 845 (Travis County), being a portion of a called 74.786 acre tract (Tract 1), being a portion of a called 186.722 acre tract (Tract 2) and all of a called 94.651 acre tract (Tract 12) (PP2024-000105)

LOCATION:

The subdivision is generally located east of Hodde Lane, east and south of the Rowe Lane Estates Subdivision, and east of the Ridge at Blackhawk Phase 1 Subdivision.

ZONING:

The property is located in the City of Pflugerville's ETJ, is not zoned, but is governed by the Lakeside MUD No. 5 Development Agreement (as amended), which regulates land use and development patterns.

ANALYSIS:

The preliminary plan proposes a single-family residential subdivision containing 669 lots, including 634 lots for single-family residential use, one lot for a community recreation center, one lot for community service, and 33 lots designated as open space and easements. The plan is consistent with the Lakeside MUD No. 5 Development Agreement.

A subdivision waiver was approved on August 4th, 2025, to not extend Gate Dancer Lane into the subdivision. Access at this location shall be restricted to fire and emergency vehicles only, and the waiver may be reconsidered at the time of annexation of Lakeside MUD No. 5.

Per the Development Agreement, the project is designed in accordance with SF-R zoning district standards, providing a variety of lot sizes and consistent lot dimensions comparable to other areas of the city. The Community Services lot will follow Neighborhood Services zoning district requirements, in accordance with the Development Agreement.

TRANSPORTATION:

The plan dedicates 44.15 acres for right-of-way, with Speidel Drive extending through the development to connect with County Road 198. Rowe Lane will be extended along the northern boundary of the

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subdivision, with primary access provided via the Speidel Drive extension and two new road connections off the Rowe Lane Extension. Additional public local streets are provided for internal connectivity. A Traffic Impact Analysis (TIA) has been approved, and all improvements required by Travis County will be provided to boundary roadways.

UTILITIES:

Utility services will be provided by Lakeside MUD No. 5. All required extensions of public utility lines to serve the subdivision are included in the preliminary plan.

PARKS:

The preliminary plan dedicates approximately 58.20 acres as public parkland across 30 lots. Of these, six lots are designated for open space and drainage, and 24 lots are Public Access Easements. The subdivision also contains an existing Lower Colorado River Authority (LCRA) electrical easement, which will remain as open space, while allowing for proposed roadway crossings and a 10-foot-wide hike and bike trail. The parkland dedication is consistent with the Lakeside MUD No. 5 Development Agreement.

STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map
- The Ridge at Blackhawk Phase 2 Preliminary Plan

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LOCATION MAP:

