

STAFF REPORT

Planning and Zoning:	1/7/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7276	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1803-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Park at Blackhawk IV Phase 4B; a 12.040-acre tract of land out of the V.W. Swearngen Survey No. 32, Abstract No. 724 and George Grimes Survey No. 33, Abstract No. 306 in Travis County, TX (FP1803-03)

LOCATION:

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally northwest of the Hodde Ln and Speidel Dr intersection in Travis County.

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 which allow for 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 is generally internal to Section IV and proposes 45 single-family lots with access via the extension of 5 public streets. The residential lot dimensions and overall configuration meet minimum standards established per the development agreement and the approved preliminary plan.

TRANSPORTATION:

In final build out, Carries Ranch Rd, a collector level street will provide access into this phase of the development from Rowe Ln. The immediate access point to this phase will be through an extension of Christie Marie Ln, which has direct access to Speidel Dr. All streets will have sidewalk on both side and all streets within the subdivision 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:

No public parkland or open space lots are included in this phase. Two nearby phases include open space/drainage areas and an amenity center lot is located generally north of this phase. The development agreement included provisions for a minimum of 100 acres of open space and parkland to be dedicated throughout all of the Blackhawk development, which has been satisfied to date.

STAFF RECOMMENDATION:

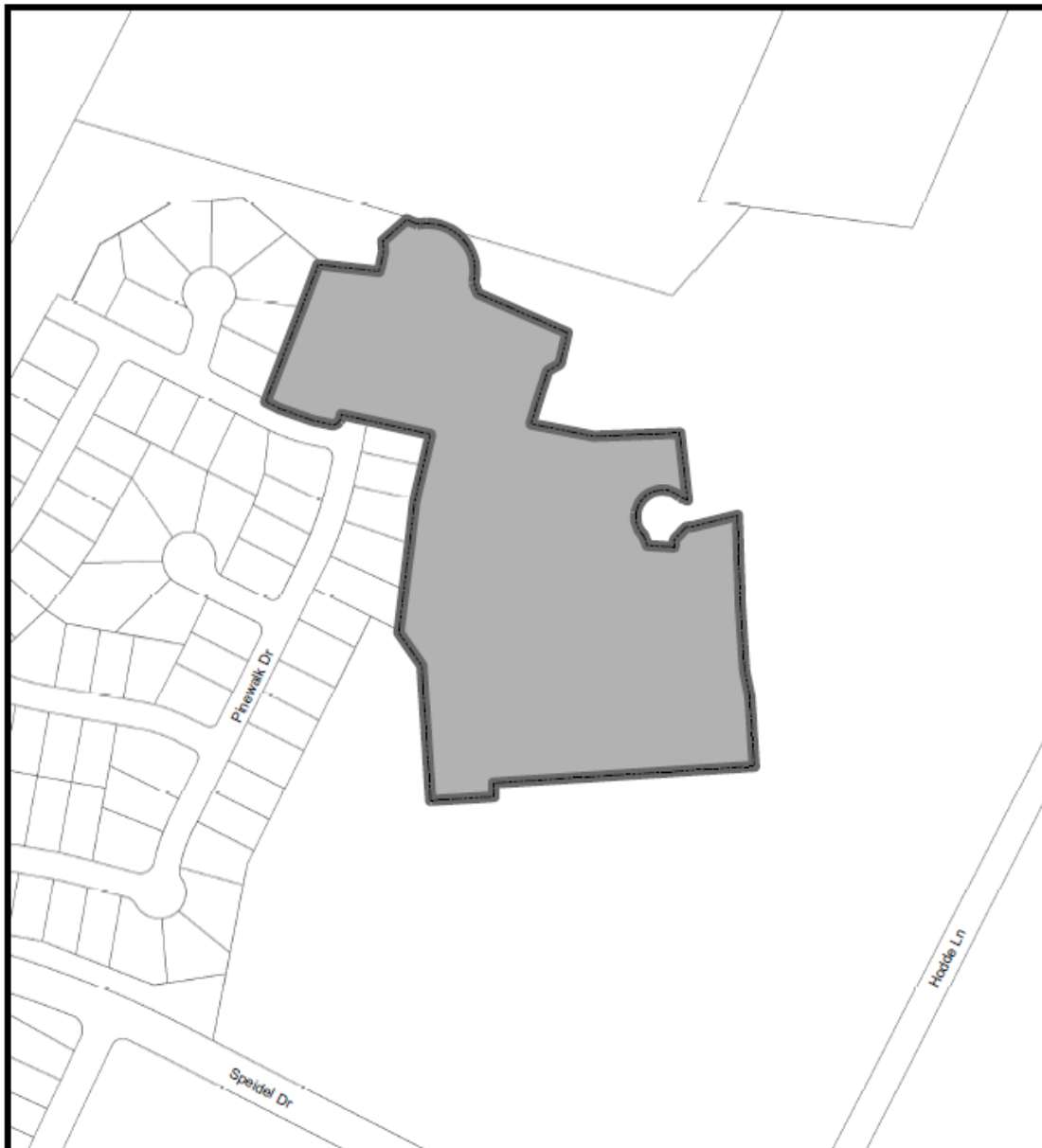
The final plat meets the minimum state and local requirements, and is consistent with the development agreement and Preliminary Plan. Staff recommends approval.






ATTACHMENTS:

- Location Map
- Park at Blackhawk IV, Phase 4B Final Plat (separate attachment)

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LOCATION MAP:



<p>Park at Blackhawk IV Ph 4B</p> <p>Case Number: FP1803-03</p> <p>3/26/2018</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 100 200 400 Feet</p>	<p style="text-align: center;">N</p> <p><small>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.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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