

**STAFF REPORT**

<b>Planning and Zoning:</b>	02/06/2023	<b>Staff Contact:</b>	Samantha Fleischman, Planner I
<b>Agenda Item:</b>	2023-0126	<b>E-mail:</b>	samanthaf@pflugervilletx.gov
<b>Case No.</b>	2022-27-FP	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for the Grove at Blackhawk, Section 4, an approximately 45.612-acre tract of land situated in the James P Kempe Survey, Section No. 12, Abstract No. 464 of Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-27-FP).

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**LOCATION:**

The property is generally located north of Cele Road, east of Hodde Lane and Cele Middle School, and west of Melber Lane, 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.

**ANALYSIS:**

The final plat proposes to establish seven (7) blocks with 85 single family lots, one (1) easement lot, one (1) landscape lot, one (1) development lot, and five (5) HOA landscape/park/easement lots. The remaining area will be filled in with right of way dedication and pedestrian access routes. The final plat is tied to the Grove at Blackhawk Preliminary Plan (PP1909-01) that was approved on December 7<sup>th</sup>, 2020.

**TRANSPORTATION:**

Right of way (ROW) dedication for eight (8) streets are included in this final plat. Each proposed street will be 50 feet wide with the exception of Herbert Bohls Avenue, which will be 70 feet wide. The total ROW dedication is 7.541 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 the 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 services will be provided by Lakeside MUD No. 5.

**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.

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**PARKS:**

Pursuant to the Lakeside MUD No. 5 Development, the required parkland dedication for this section is 4.56 acres. The plat is showing a dedication of 18.08 acres; thus, the parkland dedication is being met.

**STAFF RECOMMENDATION:**

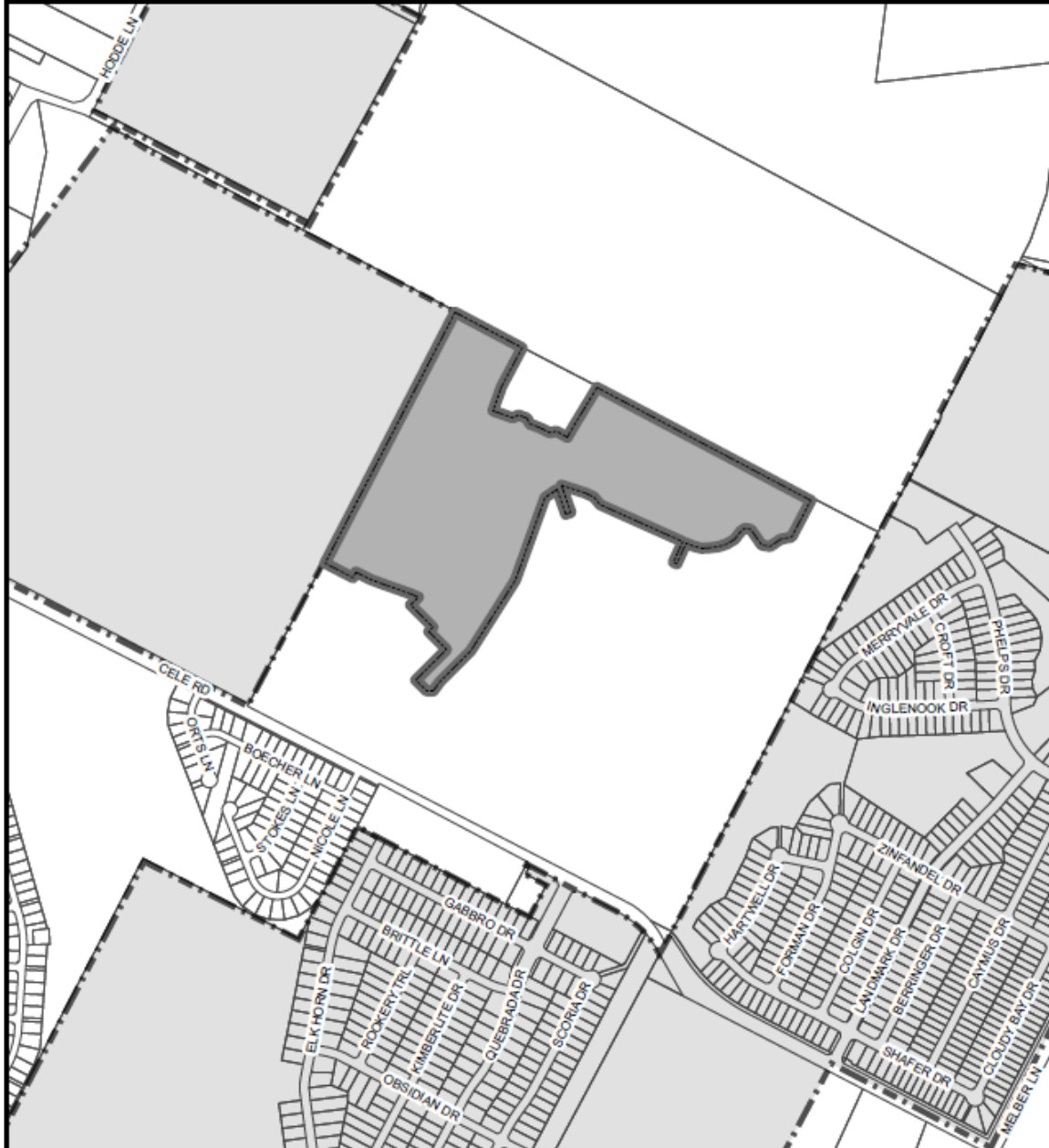
The final plat meets the minimum state and local requirements, and staff recommends approval.

**ATTACHMENTS:**

- Location Map
- The Grove at Blackhawk, Section 4 Final Plat

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**LOCATION MAP:**



<p><b>Grove at Blackhawk                  Sec 4</b></p> <p><b>Case Number:                  2022-27-FP</b></p> <p><b>8/29/22</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> City Limits</li> <li> ETJ</li> </ul> <p>0 250 500 1,000 Feet</p>	<p>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.</p> <p> where quality meets life  <b>PFLUGERVILLE</b>          TEXAS</p>	<p><b>Locator Map</b></p>
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