

STAFF REPORT

Planning and Zoning:	1/9/2017	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2017-5475	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1512-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Park at Blackhawk IV Phase 7A; a 7.83-acre tract of land out of the V.W. Swearingen Survey No. 32 and the George Grimes Survey No. 33 in Travis County, TX. (FP1512-04)

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 40 single-family lots, 1 open space lot, and 3 public street segments. The open space lot will contain a sidewalk to provide pedestrian connectivity from Joshs Cove to Eland Drive. The lot will be owned and maintained by the HOA. 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 and Eland Drive. All streets 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:

The Lakeside development is a master planned development with a development agreement that includes a provision for 100 acres of open space and parkland to be dedicated throughout the entire Lakeside development. While no parkland is included in this particular plat, a copy of the master plan has been attached to this report as an exhibit to provide clarification on the locations for open space throughout the development. Within Park at Blackhawk IV, an approximate 8-acre drainage easement and open space lot will contain a hike and bike trail extending from Rowe Lane to Speidel Drive. In addition, a 6-acre lot will contain an amenity center and will be adjacent to an approximate 17-acre drainage area/open space lot. This area has not been platted yet and specific programming for all open space lots has not been determined at this time, however in conversation with the developer, playground equipment may be a consideration in these areas. The closest playground at this time is at the amenity center located near the intersection of Jackies Ranch Blvd and Speidel Dr.

STAFF RECOMMENDATION:

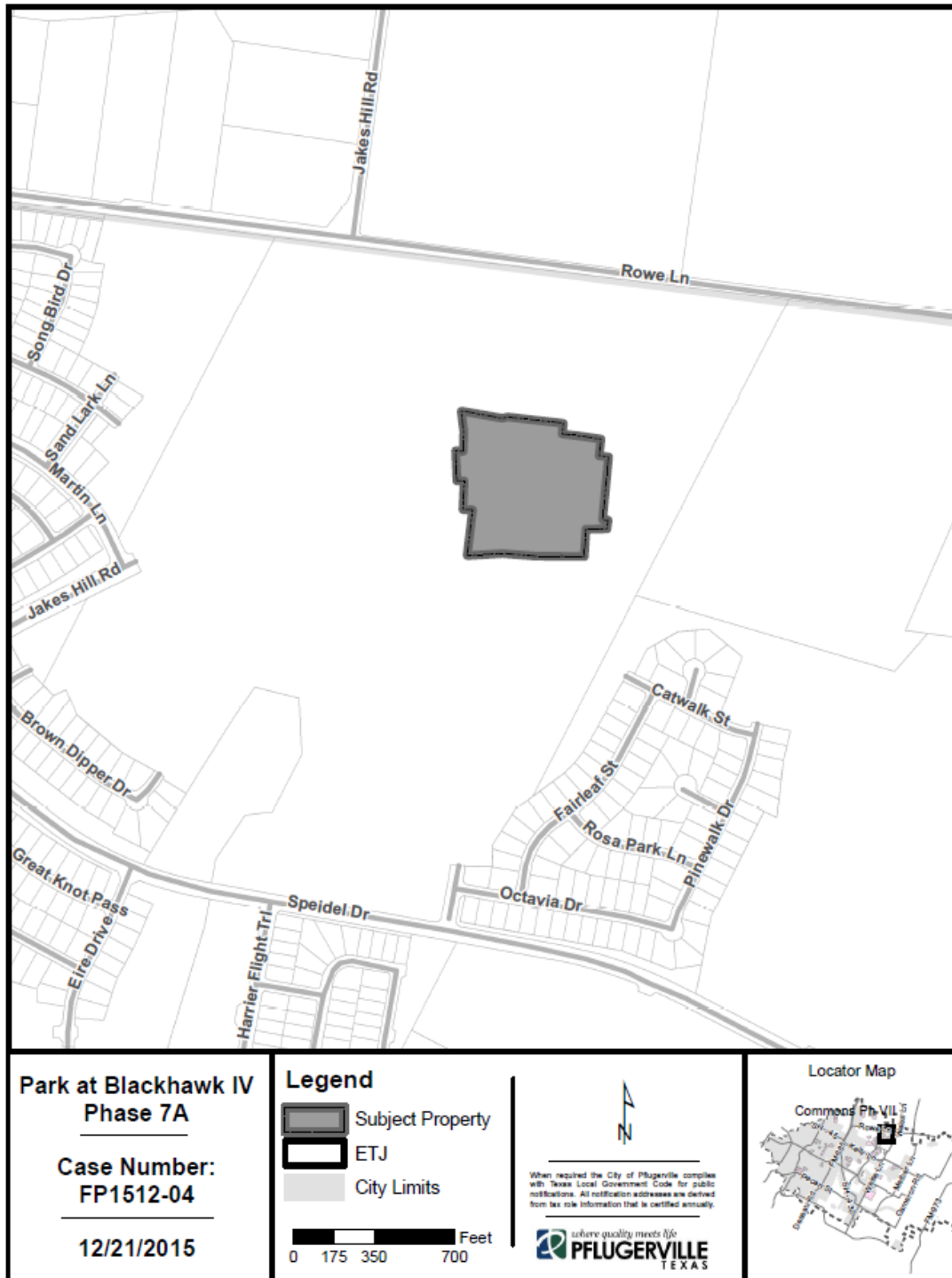
The final plat meets the minimum state and local requirements, and is consistent with the development agreement and preliminary plan. Staff recommends approval of the final plat

ATTACHMENTS:

- Location Map
- Lakeside Master Plan
- Park at Blackhawk IV, Phase 7A Final Plat (separate attachment)

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LOCATION MAP:



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LAKESIDE MASTER PLAN:

