

<b>Planning and Zoning:</b>	11/05/2012	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2012-1441	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1202-04	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Lakeside at Blackhawk, Section 3; a 27.60-acre tract of land out of the A. Bailey Survey No. 34 and V.W. Swearengen Survey No. 32 in Travis County, Texas.

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**UPDATE**

On October 1, 2012, the Planning and Zoning Commission approved the Lakeside at Blackhawk Section 3 final plat. Due to the extent of the floodplain, the plat included a temporary drainage easement and a note which restricted the issuance of building permits for Lots 2 through 9, Block 2 and Lots 14 and 15, Block 1 until a Letter of Map Revision Based on Fill (LOMR-F) could be approved by the Federal Emergency Management Agency (FEMA).

FEMA was able to approve the LOMR-F prior to the plat being recorded and therefore the temporary drainage easement and plat note are no longer necessary. The applicant has submitted a new plat reflecting the new floodplain extent. No further revisions are proposed with the plat.

**BACKGROUND/DISCUSSION**

**LOCATION:**

The property is located southwest of the Speidel Drive and Farm Pond Lane intersection; directly north of the Fairways of Blackhawk and Avalon subdivisions.

**ZONING:**

The subject property is within the ETJ and does not have zoning. The development is located within the boundaries of the Lakeside Water Control Improvement District (WCID) No. 2B and subject to the terms of the Comprehensive Development Agreement between Tiemann Land and Cattle Development, Inc. and the City of Pflugerville, as amended. The agreement includes a land development plan which identifies the configuration of the overall development including lots, streets, open space and park land.

**ANALYSIS:**

The final plat consists of 51 single-family residential lots, 3 open space/drainage/utility lots and an extension of Winding Shore Lane, Misty Shore Lane and Moving Water Lane. Construction of the public improvements is complete and accepted by the City. Fiscal security has been posted with Travis County. At the end of Misty Shore Lane, a temporary cul-de-sac was required in order to provide a temporary turn around until the future connection into the Avalon subdivision is made.

An existing wastewater easement crosses the south portion of the tract and encroaches into Lots 3 to 15, Block 1 along the south side of Misty Shore Lane. The easement is recorded via separate instrument and a note has been included on the plat which indicates no building permits shall be issued to Lots 5 or

7, Block 1 until the easement is vacated. The easement was necessary for a temporary wastewater line which has been relocated to the Misty Shore Lane right-of-way.

**Transportation:**

The streets included in the plat are local streets which will be maintained by Travis County. Access to this section of the subdivision is from Farm Pond Lane and Diablo Drive. As mentioned, Misty Shore Lane will eventually connect with the Avalon subdivision to the south.

**Water and Sewer:**

Pflugerville has a Professional Services Agreement with WCID No. 2B to provide retail water and wastewater service and wholesale water is provided by Manville.

**Parks:**

Parks were identified and approved through the Comprehensive Development Agreement and land development plan. Floodplain and wet detention/lake areas were identified in the agreement and receive 100% credit toward meeting the parkland requirements for the overall development. Lots 1 and 25, Block 2 of this plat consist of 7.56 acres and are for drainage purposes only but are examples of the open space/public park credit. Lot 6, Block 1 is a 0.75-acre lot identified for open space and common area use. Each of the aforementioned lots will be owned and maintained by the HOA or WCID No. 2B.

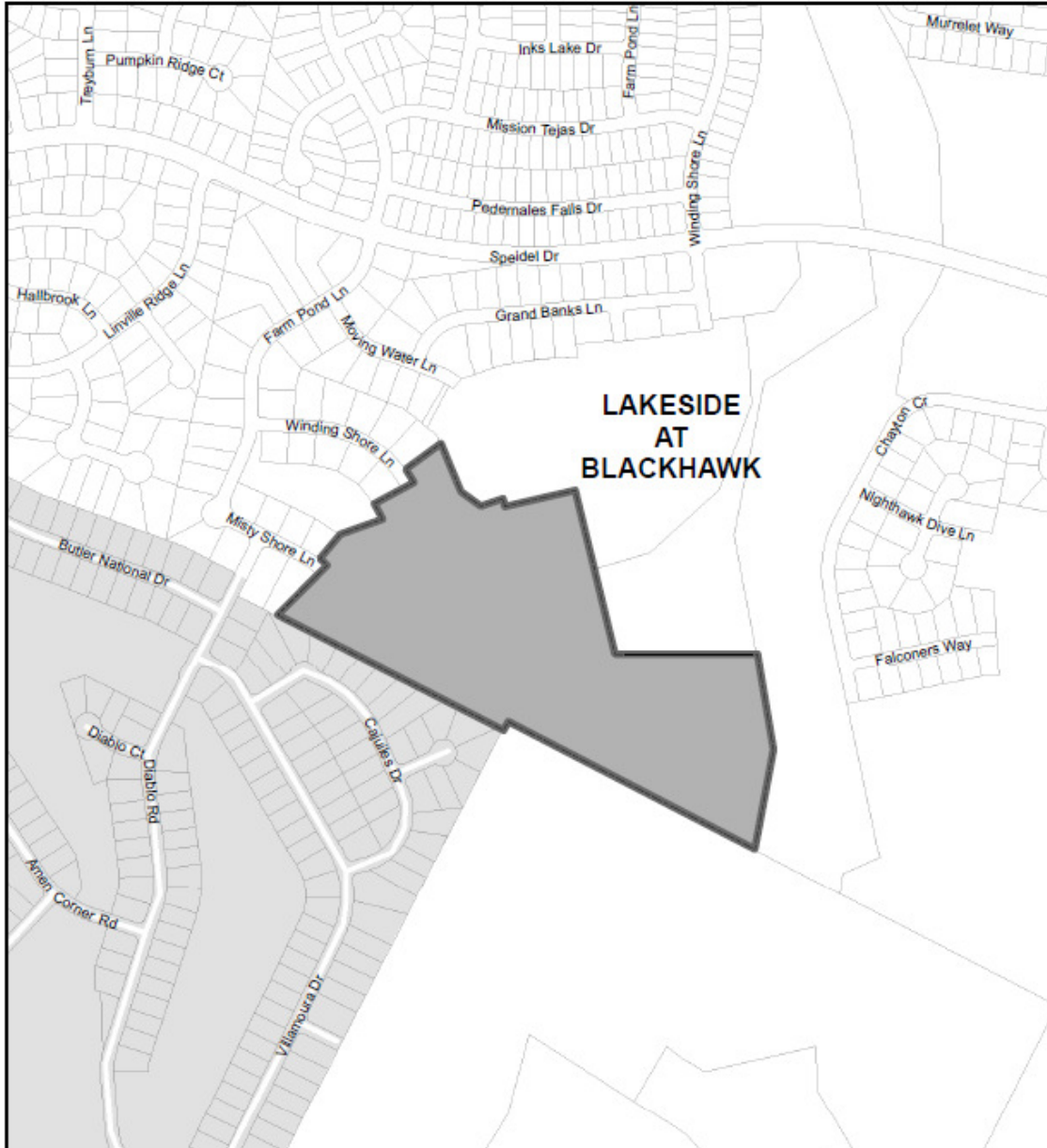
**STAFF RECOMMENDATION:**

The final plat meets the minimum requirements per the Comprehensive Development Agreement between Tiemann Land and Cattle Development, Inc. and the City of Pflugerville, as amended and staff recommends approval of the Lakeside at Blackhawk, Section 3 Final Plat.

**ATTACHMENTS:**

- Location Map
- Lakeside at Blackhawk, Section 3 Final Plat (separate attachment)

**LOCATION MAP:**






**Lakeside @ Blackhawk**  
**Sec 3**

**Case Number:**  
**FP1209-01**

**09/04/2012**

**Legend**

-  Subject Property
-  ETJ
-  City Limits

0 275 550 Feet



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.

**Locator Map**

