

STAFF REPORT

Planning and Zoning:	10/5/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4298	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1507-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Park at Blackhawk IV Phase 6B; a 12.93-acre tract of land out of the V. W. Swearngen Survey No. 32, Abstract 724 and the George Grimes Survey No. 33, Abstract 306 in Travis County, TX

LOCATION:

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

ZONING:

The subject property is in the ETJ development; 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 45 single-family lots, and five public streets. The lot dimensions meet minimum standards established per the development agreements as stated above.

TRANSPORTATION:

An extension of Fairleaf Street and Pinewalk Drive will provide access to the proposed subdivision. Additional street segments include: Pinewalk Court, Catwalk Street, and Catwalk Court. 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:

No public parkland is proposed to be dedicated with this specific plat. The development agreement includes provisions for 100 acres of open space and parkland to be dedicated, of which approximately 70 acres has been dedicated to date by prior recorded plats.

STAFF RECOMMENDATION:

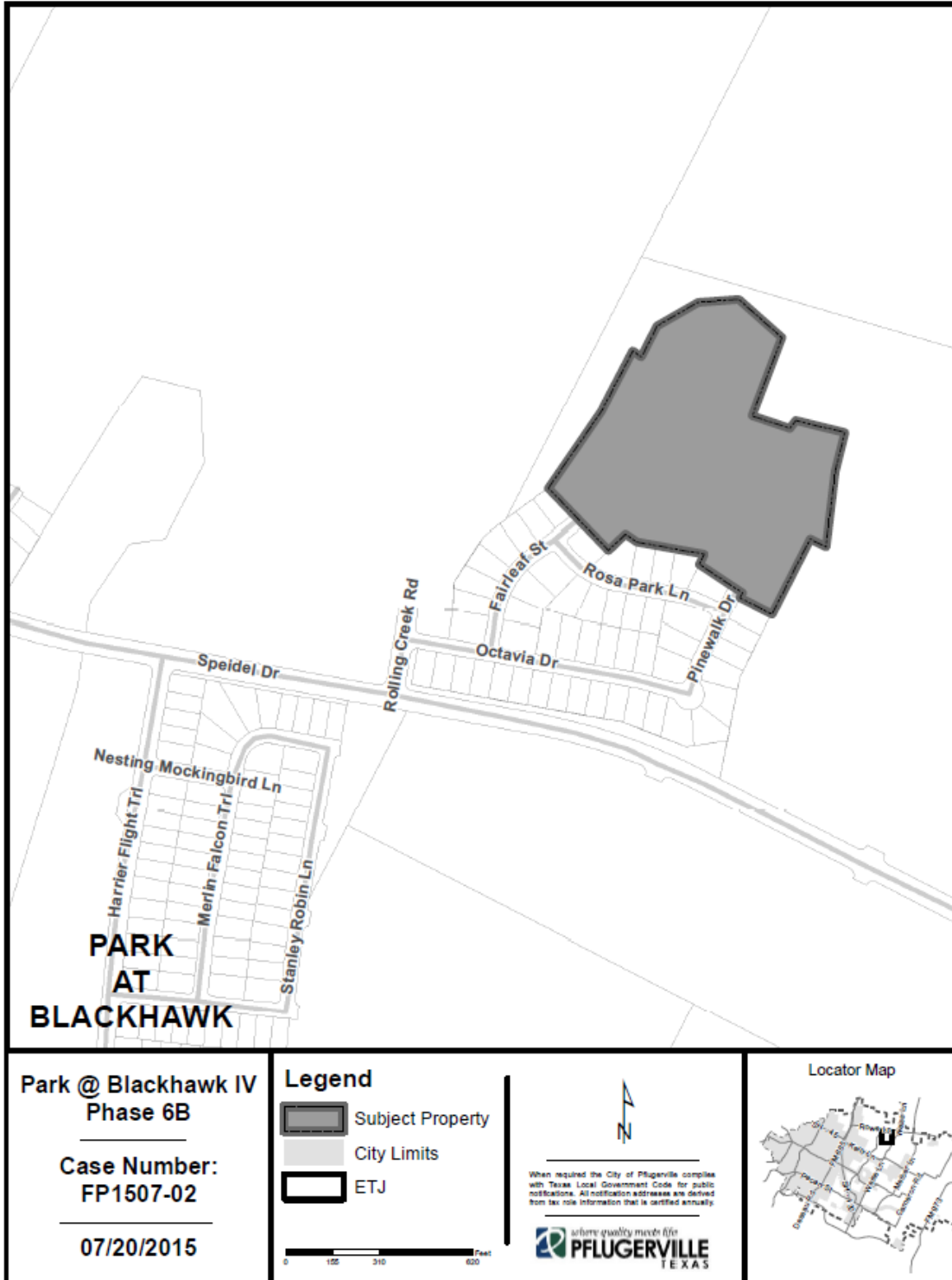
The final plat meets the minimum state and local requirements, and is consistent with the development agreement and Preliminary Plan. Staff recommends approval.

ATTACHMENTS:

- Location Map
- Park at Blackhawk IV, Phase 6B Final Plat (separate attachment)

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LOCATION MAP:



**Park @ Blackhawk IV
 Phase 6B**
 Case Number:
 FP1507-02
 07/20/2015

Legend
 [Gray Box] Subject Property
 [Light Gray Box] City Limits
 [Black Outline] ETJ
 0 150 310 600 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.
 PFLUGERVILLE TEXAS

