

STAFF REPORT

Planning and Zoning:	4/6/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-3828	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1407-01	Phone:	512-990-6300

SUBJECT: Approving a Revised Preliminary Plan for Park at Blackhawk IV; affecting 28.99 acres of land out of the George Grimes Survey No. 33 and V.W. Swaengen Survey No. 32, in Travis County, Texas. (PP1407-01)

LOCATION:

The property is located in the ETJ, generally southwest of the Rowe Lane and Hodde Lane intersection in the northeastern portion of the Blackhawk development.

ZONING:

Located in the ETJ, the area is not subject to zoning. The Comprehensive Development Agreement between Tiemann Land and Cattle Development, Inc. and the City of Pflugerville (commonly known as the “Lakeside” or “Blackhawk” development agreement), as amended, provides development standards for the subdivision including but not limited to a master land use plan, varying lot sizes, reduced side yard setbacks and increased block length. Portions of the original agreement were recently restated, a.k.a “the seventh amendment” which among other items, reflects an adjustment that was negotiated with the sixth amendment to allow a conversion of a formerly planned 5.23-acre park area generally northeast of the Harrier Flight Trail and Speidel intersection, to be replaced with 22 single-family homes. In the sixth amendment, the developer dedicated approximately 20-acres of parkland near the Reserve at West Creek, but the master plan did not reflect the aforementioned conversion of the 5.23-acre tract.

ANALYSIS:

The Park at Blackhawk IV preliminary plan was originally approved in 2007. The sixth amendment to the development agreement extended the life of the preliminary plan for 10 years following the date of the approved preliminary plan and an additional 10 years following approval of a final plat. The proposed revision provides adjustment to Phase 5A, portions of Phase 5B, and Phases 7A and 7B. The revision has a net increase of 41 lots with the reconfiguration of the lot sizes, which generally reduces many of the lot widths in Phases 7A and 7B to 55 feet as allowed in the development agreement, but maintains a 120-ft lot depth. The reconfiguration of the 5.23-acre tract in Phase 5A adds 22 single-family homes and two small road segments. The remaining roadway configuration remains as originally approved in 2007.

TRANSPORTATION:

Access to the subdivision will continue to be provided from Rowe Ln and Speidel Dr. A cumulative update to the transportation impact analysis was required with the seventh amendment. While the lot count revisions to Park at Blackhawk IV and VI preliminary plans will be reflected in the analysis, the amendment allows consideration of these two revised preliminary plans prior to approval of the cumulative TIA with the understanding that the TIA recommendations may require a further revision.

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UTILITIES:

Through the Comprehensive Development Agreement, Water Control Improvement Districts (W.C.I.D) were established. This section of the subdivision is within the Lakeside at Blackhawk W.C.I.D. No. 2A with water service provided wholesale by Manville Water Supply Corporation (W.S.C) and retail service by City of Pflugerville. Wastewater service will be provided by the City of Pflugerville.

PARKS:

As agreed through the development agreement, the developer is required to allocate 100 acres of land for parks, open areas and a school site throughout the entire Lakeside development. While the 5.23-acre parkland tract has been removed from this preliminary plan, the additional 20 acres provided with the sixth amendment allows the park area to be replaced with the proposed single-family homes. All open space within the Park at Blackhawk IV preliminary plan will be owned and maintained by the HOA.

STAFF RECOMMENDATION:

Through the implementation of the Comprehensive Development Agreement, the preliminary plan meets all state and local requirements. Staff recommends approval of the preliminary plan.

ATTACHMENTS:

- Location Map
- Park at Blackhawk Ph. IV Preliminary Plan (separate attachment)

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LOCATION MAP

