

STAFF REPORT

Planning and Zoning:	11/7/2022	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2022-1077	E-mail:	kristing@pflugervilletx.gov
Case No.	2022-22-FP	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Grove at Blackhawk, Section 2, an approximately 35.272-acre tract of land situated in the James P. Kempe Survey No. 12, Abstract No. 464 and the Juan Zambrano Survey No. 38, Abstract No. 845; Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-22-FP).

LOCATION:

The property is generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane, in the extraterritorial jurisdiction (ETJ) of the City 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 and the commercial/retail lot will follow the zoning district regulations for the City of Pflugerville's Neighborhood Services (NS), or Retail (R) Districts, as stated in the Amended and Restated Comprehensive Development Agreement (Lakeside MUD No. 5).

ANALYSIS:

The final plat proposes to establish five (5) blocks, to include 64 single-family lots, two (2) MUD drainage/public utility/access easement lots, one (1) commercial/retail lot, two (2) landscape lots managed by the HOA. This final plat is tied to the Grove at Blackhawk Preliminary Plan (PP1909-01) that was approved on December 7th, 2020. The remainder area will be right-of-way dedication and pedestrian access routes.

TRANSPORTATION:

Right-of-way dedication is proposed along Cele Road extending 57' into the property along the extent of the road. Right-of-way (ROW) dedication for seven (7) streets is proposed in this final plat. Each proposed street will be 50 feet wide, except for Janke Lane, which is 70-feet wide. The total ROW dedication will be 3.607 acres. The "Boundary Road Construction Payment" is \$1,200 per lot per the Development Agreement. The "Road Infrastructure Payment" is based on the TIA. The Roadway Impact Fees are assessed at 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 service will be provided by Lakeside MUD No. 5.

PARKS:

Pursuant to the Lakeside MUD No. 5 Development, the required parkland dedication for this section is 3.53 acres, the plat is showing a dedication of 15.39 acres.

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.

STAFF RECOMMENDATION:

The Final Plat meets the minimum state and local requirements, and staff recommends approval.

LOCATION MAP:

