

**STAFF REPORT**

<b>Planning and Zoning:</b>	08/03/2020	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>Agenda Item:</b>	2020-8351	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.</b>	FP2003-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Statutorily denying a Final Plat for The Grove at Blackhawk Section 1; a 26.140-acre tract of land out of the James P. Kempe Survey No. 12 Abstract No. 464; Travis County, Texas. (FP2003-02)

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**LOCATION:**

The property is generally located east of the Weiss Lane and Cele Road intersection along the northern extent of Cele Road. The property is east of Cele Middle School.

**ZONING:**

The property is largely zoned Single Family Residential with one commercial lot located along Cele Road that is subject to either the Neighborhood Services (NS) or Retail (R) district per the Lakeside Development Agreement for MUD No. 5.

**ANALYSIS:**

The Final Plat proposes to establish 54 single family lots, one (1) drainage easement and public utility easement lot, 2 (two) HOA maintained landscape lots, 2 (two) HOA maintained parkland lots, and 1 (one) commercial/retail lot in accordance with the Lakeside MUD No. 5 Comprehensive Development Agreement.

**TRANSPORTATION:**

Right of way dedication has been proposed along Cele Road extending 57' into the property along the extent of the road. Herbert Bohls Avenue, Grace Bohls Drive, Helens Catch Drive, Kiyah Rose Way, Domino Champ Road, and Erinas Patch Drive are all proposed streets within the development with right of ways either at 50' or 70' in width.

**UTILITIES:**

Utility service will be provided by the Lakeside No. 5 water and wastewater MUD; all service to this subdivision will be provided for by the district in accordance with its rate order, as amended.

**PARKS:**

Parkland dedication has been calculated with the comprehensive development agreement for Lakeside MUD No. 5. This section of the development is proposing to dedicate 11.45 acres of parkland. 2.61 acres will be represented in the development, leaving 8.84 acres to be allocated for other projects.

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**TREES:**

Tree mitigation will be required prior to any tree being removed and tree protection measures put in place for any trees that will remain.

**STAFF RECOMMENDATION:**

The final plat requires revision and therefore subject to HB 3167, Staff recommends statutory disapproval of the final plat.

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**LOCATION MAP:**

