

STAFF REPORT

Planning and Zoning:	6/1/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-8036	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1908-02	Phone:	512-990-6300

SUBJECT: Conditionally approving a Final Plat for The Ridge at Blackhawk Phase 1, Section 2; an approximate 32.661-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (FP1908-02)

LOCATION: The property is located along the east side of Hodde Ln, generally northeast of the Hodde Ln and Speidel intersection.

ZONING: The property is located in the ETJ, not zoned, but part of the Lakeside MUD No. 5 development agreement (as amended) which regulates land use and the development pattern.

ANALYSIS:

The final plat proposes to establish a total of 64 single family lots with additional private open space lots and public parkland lots.

TRANSPORTATION:

Access into the subdivision will be through an extension of Speidel Dr and a new road connection off of Hodde Ln. Additional public local roads are provided throughout for connectivity. Right of way dedication is included for the future expansion of Hodde Ln. Fees related to traffic improvements as identified in the TIA will be collected prior to plat recordation.

UTILITIES:

Utility service will be provided by the City of Pflugerville and Manville through Lakeside MUD No. 5. Extensions of public lines necessary to serve all lots will be included in the preliminary plan.

PARKS:

Approximately 6.01 acres of open space/parkland has been included in the plat and is consistent with the preliminary plan and development agreement.

STAFF RECOMMENDATION:

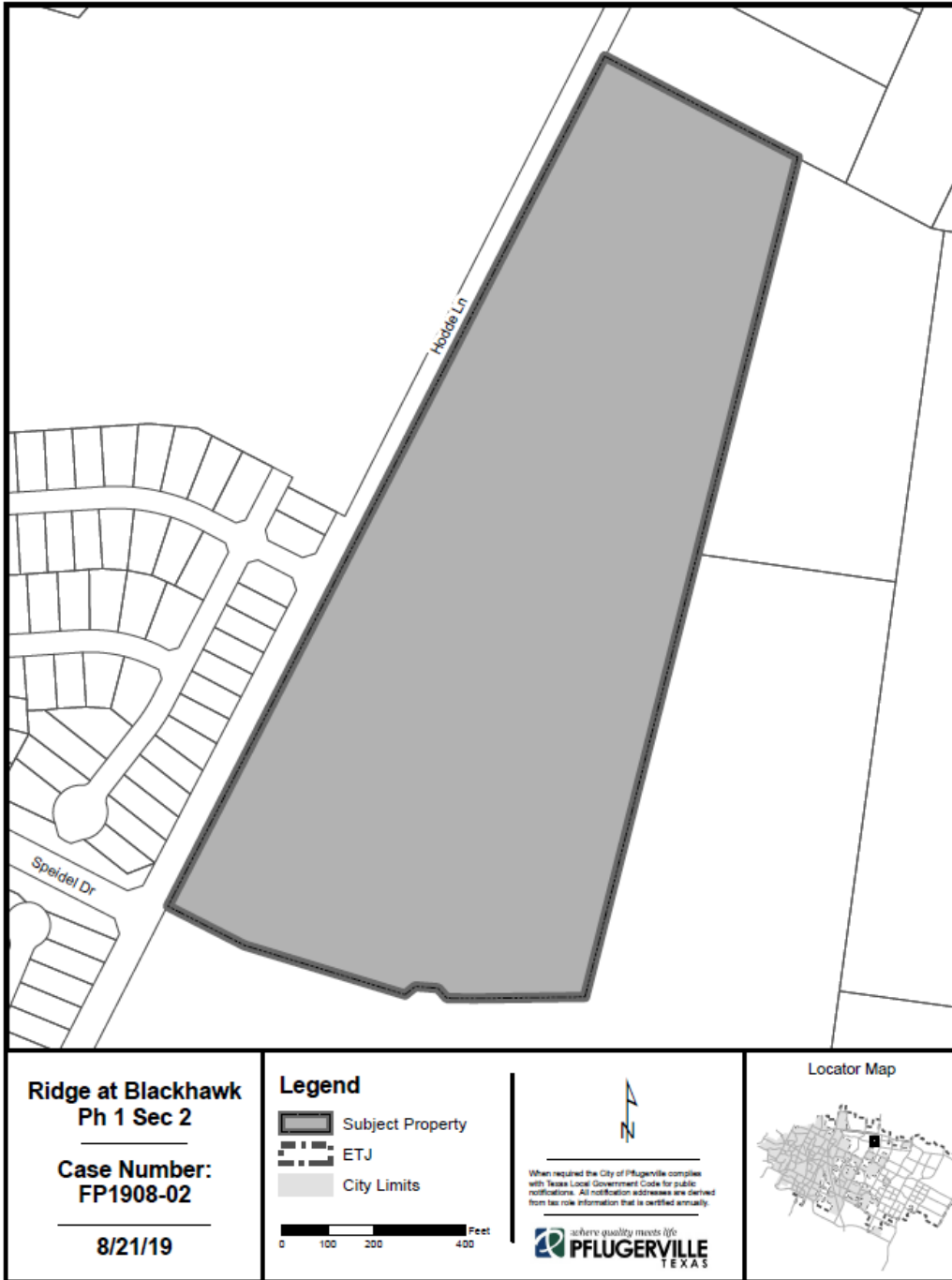
The final plat meets all state and local requirements but still requires Travis County Commissioner Court approval and therefore subject to HB 3167, Staff recommends conditionally approving the final plat.

ATTACHMENTS:

- Location Map

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LOCATION MAP:



**Ridge at Blackhawk
 Ph 1 Sec 2**
**Case Number:
 FP1908-02**
8/21/19

Legend
 [Shaded Box] Subject Property
 [Dashed Box] ETJ
 [Solid Box] City Limits
 0 100 200 400 Feet

When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax roll information that is certified annually.
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