

**STAFF REPORT**

<b>Planning and Zoning:</b>	5/6/2019	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-7561	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1802-04	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for the Park at Blackhawk IV Phase 2; a 23.419-acre tract of land out of the George Grimes Survey, Abstract No. 306 in Travis County and Abstract No. 883 in Williamson County, TX.

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**LOCATION:**

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southwest of the Hodde Ln and Rowe Lane intersection in both Travis County and Williamson County.

**ZONING:**

The subject property is in the ETJ; 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 which allow for 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 consists of an area located between two different phases of the subdivision and includes 99 single-family lots and 6 public street segments. The residential lot dimensions meet the minimum standards established per the development agreement.

**TRANSPORTATION:**

Access to the subdivision will be from an extension of Carries Ranch Road which will connect to Rowe Lane to the north, and from Kings Cross Road which will connect to Hodde Lane to the east. A 20' right of way dedication has been provided along Hodde Lane per the development agreement. An additional 4 local streets are proposed within this plat and will provide vehicular connectivity. All streets will have sidewalk on both sides and all streets within the subdivision will be maintained by both Travis County and Williamson County respectively.

**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 included within this plat. A private open space/drainage lot, and private amenity center lot were platted with Phase 1 to the north and west, and will contain private amenity improvements for the neighborhood. The development agreement included provisions for a minimum of 100 acres of open space and parkland to be dedicated throughout all of the Blackhawk development, which has been satisfied to date.

**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 2 Final Plat (separate attachment)

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**LOCATION MAP:**

