

STAFF REPORT

Planning and Zoning:	2/06/2023	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2023-0127	E-mail:	samanthaf@pflugervilletx.gov
Case No.	2022-35-FP	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Grove at Blackhawk, Section 5, an approximately 16.633-acre tract of land situated in the James P Kempe Survey, Section No. 12, Abstract No. 464 of Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-35-FP).

LOCATION:

The property is generally located north of Cele Road, east of Hodde Lane and Cele Middle School, and west of Melber Lane, in the extraterritorial jurisdiction (ETJ) 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.

ANALYSIS:

The final plat proposes to establish five (5) blocks with 80 single family lots and two (2) HOA landscape/park/easement lots. The remaining area will be filled in with right of way dedication and pedestrian access routes. The final plat is tied to the Grove at Blackhawk Preliminary Plan (PP1909-01) that was approved on December 7th, 2020.

TRANSPORTATION:

Right of way (ROW) dedication for five (5) streets are included in this final plat. Each proposed street will be 50 feet wide. The total ROW dedication is 3.188 acres. The "Boundary Road Construction Payment" is \$1200 per lot per the Development Agreement. The "Road Infrastructure Payment" is based on the TIA, therefore the per lot fee is \$913.68. The Roadway Impact -fees are assessed at the 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 services will be provided by Lakeside MUD No. 5.

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.

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PARKS:

Pursuant to the Lakeside MUD No. 5 Development, the required parkland dedication for this section is 1.66 acres. The plat is showing a dedication of .52 acres. While this section itself is not providing the required parkland, the total amount of parkland dedication for the Grove at Blackhawk exceeds requirements.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map
- The Grove at Blackhawk, Section 5 Final Plat

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LOCATION MAP:

