

STAFF REPORT

Planning and Zoning:	11/3/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-3427	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1410-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Park at Blackhawk III, Section 1; a 16.71-acre tract of land out of the V. W. Swearingen Survey No. 32 in Travis County, TX

LOCATION:

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally northeast of the Jakes Hill Rd and Speidel Dr. intersection.

ZONING:

The subject property is in the ETJ development; 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 including but not limited to 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. 2C.

REQUEST:

The final plat proposes 39 single-family lots, 2 open space lots, two of which also contain drainage easements. The open space lots will be owned and maintained by the District. The lot dimensions meet the minimum standards established per the development agreements as stated above.

TRANSPORTATION:

Brown Dipper Drive, Pearl Kite Drive and Condor Way are included with this phase of the development. The streets will be maintained by Travis County.

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.

PARKS:

Lot 15A is an open space/drainage easement lot identified as public parkland, which will contain a hike and bike trail. The lot was identified as parkland in the development agreement and will be owned and maintained by Lakeside WCID No. 2C.

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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 III, Section 1 Final Plat (separate attachment)

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LOCATION MAP:

