

STAFF REPORT

Planning and Zoning:	11/3/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-3426	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1409-06	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Park at Blackhawk VII, Section 1A; a 2.73-acre tract of land out of the V. W. Swaengren Survey No. 32 in Travis County, TX

LOCATION:

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southeast of the Rowe Ln and Martin Ln 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 10 single-family lots that front onto Martin Ln. As noted on the plat, access to Martin Ln will be controlled through a common driveway and shared access easement. The lot dimensions meet the minimum standards established per the development agreement as stated above.

TRANSPORTATION:

No streets are proposed with the final plat.

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:

No open space or public parkland is required or proposed with the final plat.

STAFF REPORT

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 VII, Section 1A Final Plat (separate attachment)

STAFF REPORT

LOCATION MAP:

