

STAFF REPORT

Planning and Zoning:	9/19/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-5205	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1601-05	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Park at Blackhawk VI Section 3; a 24.28-acre tract of land out of the V.W. Swearingen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1601-05)

LOCATION:

The property is located within the Blackhawk subdivision, generally west of Hodde Ln and along the south side of Speidel Dr. in the Extraterritorial Jurisdiction (ETJ).

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 the agreement and subsequent amendments, development standards were established including allowing 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. 2D.

REQUEST:

The final plat consists of 101 single-family residential lots, 1 private drainage easement/open space lot, and seven public street segments. According to a note on the plat, the drainage easement/open space lot will be owned and maintained by the HOA. The configuration of the subdivision is consistent with the preliminary plan and lot sizes meet minimum standards established per the development agreements as stated above.

TRANSPORTATION:

The plat includes an extension of Crested Caracara Lane, a minor collector level street that extends southward from Speidel Dr. and will eventually connect to Harrier Flight Trail. Final extensions of Eagle Fledge Terrace, Raven Caw Pass, Bow Perch Street, Arctic Look Pass, and Great Egret Lane are also included in this plat. Garganey Drive is a street stub that will be extended with the next phase to the south. Public sidewalks are provided on both sides of all streets. The streets and drainage improvements will be accepted through Travis County Commissioner's Court for maintenance.

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

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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:

The development agreement includes a provision for 100 acres of open space and parkland to be dedicated throughout the entire Lakeside development. Public parkland has been allocated throughout the Blackhawk development and no public parkland is included or required with this plat.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval of the final plat.

ATTACHMENTS:

- Location Map
- Park at Blackhawk VI, Section 3 Final Plat (separate attachment)

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LOCATION MAP:

