

STAFF REPORT

Planning and Zoning:	6/5/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2017-5903	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1610-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Jakes Hill Road; a 3.704-acre tract of land out of the V. W. Swearngen Survey No. 32, Abstract No. 724 and out of the George Grimes Survey No. 33, Abstract No. 306 in Travis County, TX

LOCATION:

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), and is a continuation of the existing Jakes Hill Road generally north of the current terminus at Martin Lane.

ZONING:

The subject property is in the ETJ development; therefore the property is not zoned. The Lakeside 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. The final plat is located within Lakeside WCID No. 2C.

ANALYSIS:

The final plat includes the right of way for Jakes Hill Road, extending from Martin Lane. to the northern boundary of the Blackhawk subdivision. A six foot wide sidewalk will be constructed as each side of the roadway is constructed. The extension will provide access to adjacent phases of development, and the road will be maintained by Travis County. No additional lots are included within the final plat.

UTILITIES:

The Lakeside 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 lines may be located within the right of way and will be provided by the City of Pflugerville.

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
- Jakes Hill Road Final Plat (separate attachment)

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LOCATION MAP:

