

STAFF REPORT

Planning and Zoning:	6/5/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2017-5907	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1611-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Park at Blackhawk VII, Section 3; a 5.493-acre tract and a 9.114-acre tract of land, both out of the V. W. Swearengen Survey No. 32, Abstract No. 724 in Travis County, TX.

LOCATION:

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southeast of the Rowe Lane and Martin Lane intersection.

ZONING:

The subject property is in the City's extraterritorial jurisdiction (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 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.

ANALYSIS:

The final plat consists of two separate areas that are joined by a previously platted boundary line. The approximate 5-acre tract proposes 19 single family lots, 1 open space/public utility/drainage easement lot, while the approximate 9-acre tract proposes 36 single family lots, 1 open space/public utility/drainage easement lot, and 1 open space lot. The lot dimensions meet the minimum standards established per the development agreement as stated above. As noted on the plat, the open space lots will be owned and maintained by the HOA. Streets and drainage will be maintained by Travis County.

TRANSPORTATION:

Jackies Ranch Blvd. will provide access to the approximate 5-acre tract from Martin Lane, while the extension of Fieldfare Drive will provide access to the approximate 9-acre tract. With the north boundary of the subdivision adjacent to Rowe Lane, 20-ft of right of way is being dedicated for Rowe Lane with this plat. Minimum 4-ft wide sidewalks on both sides of all streets provide pedestrian access and connectivity within the subdivision.

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

STAFF REPORT

wholesale water to the district, while the City of Pflugerville provides retail services. Wholesale and retail wastewater service will be provided by the City of Pflugerville.

PARKS:

Open space lots are provided throughout this section and will be owned and maintained by the HOA. No further public parkland is required or proposed with this final plat.

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 3 Final Plat (separate attachment)

LOCATION MAP:

