

STAFF REPORT

Planning and Zoning:	6/5/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2015-5905	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1611-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Lakeside at Blackhawk III, Phase 3; a 13.279-acre tract of land 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 south of Speidel Drive, southeast of the Jakes Hill Road and Speidel Drive intersection.

ZONING:

The subject property is in the ETJ; 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. 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 proposes 46 single-family lots, three internal public streets, a pedestrian access and drainage easement lot, a landscape and open space lot. The single-family lots within this section are generally larger than other sections, ranging from 7,188 square feet to 13,898 square feet. The lot dimensions meet the minimum standards established per the development agreement as stated above. Lot 52, Block A is an open space lot which will contain a 6-ft sidewalk along the east side of Jakes Hill Road and will connect to the neighborhood through a sidewalk connection between Lots 28 and 29, Block A. The pedestrian access lot located between Lots 7 and 9, Block B will contain a 10-ft hike and bike trail, and connect Cloughmore Court and Clare Island Bend. All of the non-residential lots will be owned and maintained by the HOA. Streets and drainage will be maintained by Travis County.

TRANSPORTATION:

Great Knot Pass and Clare Island Bend will provide the primary access to this section from Speidel Drive. Minimum 4-ft wide sidewalks on both sides of all internal streets will provide pedestrian access and connectivity within the subdivision.

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

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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 52, Block A is an open space lot that will be owned and maintained by the HOA. Per the development agreement, parkland is provided throughout the Blackhawk development and the minimum dedication has been satisfied to date. 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
- Lakeside at Blackhawk III, Phase 3 Final Plat (separate attachment)

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LOCATION MAP:

