

STAFF REPORT

Planning and Zoning:	7/17/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2017-5656	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1611-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for the Lakeside at Blackhawk II, Phase 2B; a 12.58-acre tract of land out of the V. W. Swearngen Survey No. 32, Abstract No. 724 in Travis County, TX

LOCATION:

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southwest of the Speidel Drive and Jakes Hill Road 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 44 single-family lots, one open space lot, an extension of Chayton Circle, and an extension of Plover Rain Way. The lot dimensions meet the minimum standards established per the development agreement and preliminary plan. The HOA will own and maintain the open space lot. Streets and drainage will be maintained by Travis County.

TRANSPORTATION:

The extension of Chayton Circle provides the primary access to this section from Speidel Drive and Jakes Hill Road. Minimum 4-ft wide sidewalks on both sides of all streets 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 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.

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PROVIDED PARKS:

The Lakeside development is a master planned development with a development agreement that includes a provision for 100 acres of open space and parkland to be dedicated throughout the entire Lakeside development. While no parkland is included in this particular plat, open space is provided throughout the development as approved in the master plan.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements and Staff recommends approval.

ATTACHMENTS:

- Location Map
- Lakeside at Blackhawk II, Phase 2B Final Plat (separate attachment)

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LOCATION MAP:

