

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/5/2018	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2018-7089	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1804-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for the Park at Blackhawk IV Phase 5B; a 13.92-acre tract of land out of the V.W. Swearengen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1804-01)

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**LOCATION:**

The property is located within the Blackhawk subdivision, along the south side of Rowe Ln., north of Speidel Dr. and east of Jakes Hill Rd. 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 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. 2A.

**REQUEST:**

The final plat proposes 52 single-family lots and 4 public street segments. The lot dimensions of the residential lots meet minimum standards established per the development agreement.

**TRANSPORTATION:**

An extension of Mouflon Drive, Woodvine Avenue, and Catwalk Street will provide access into the proposed subdivision. Lukes Cove is a new cul-de-sac street located off of Mouflon Drive. Sight line easements are a requirement of Travis County and have been provided throughout Woodvine Avenue and Mouflon Drive to ensure line of sight is maintained along the curving streets. All streets will be maintained by Travis County.

**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 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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### **PARKS:**

No parkland is included in this final plat, but has been accounted for in other sections. 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.

### **STAFF RECOMMENDATION:**

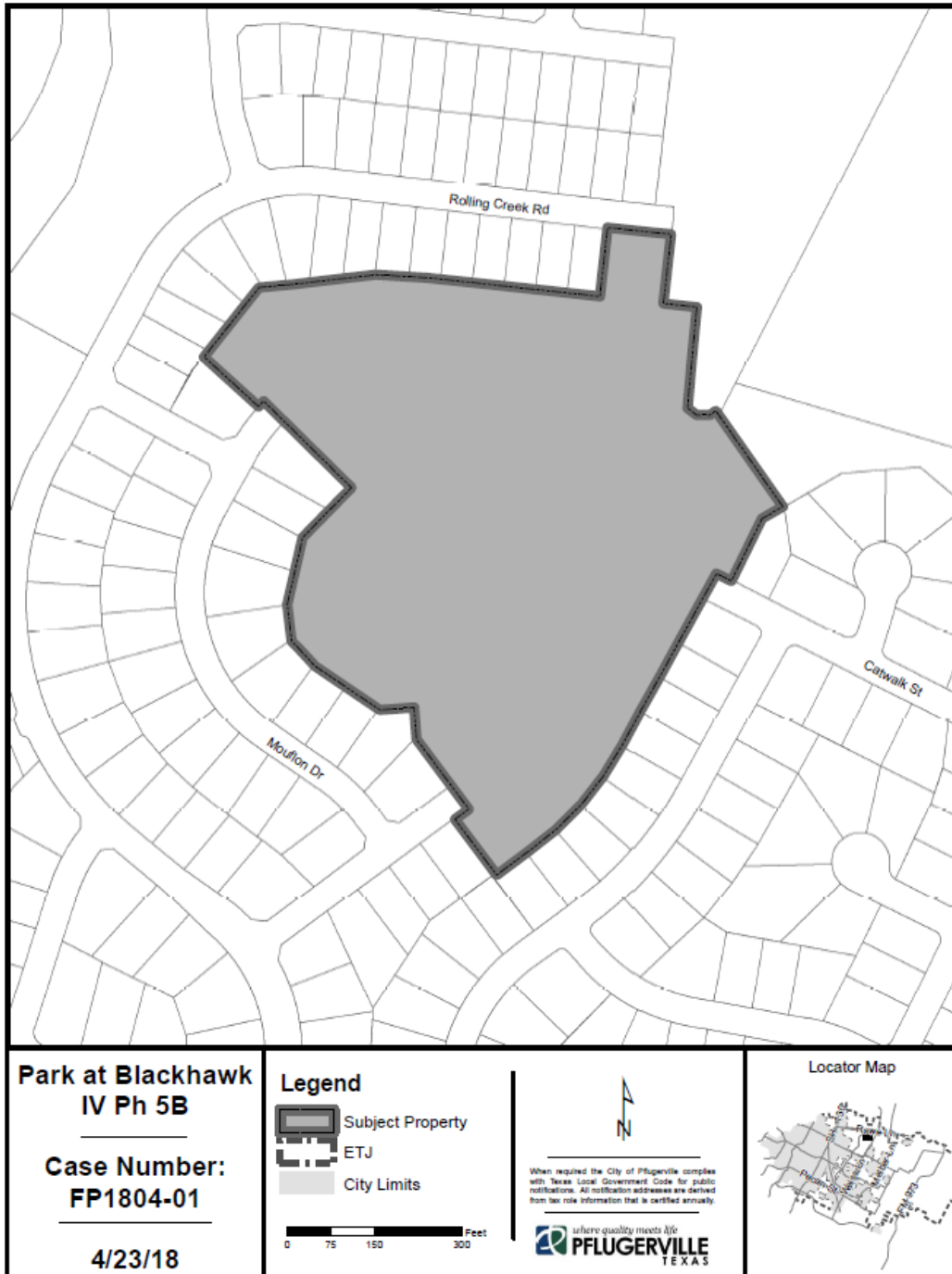
The final plat meets the minimum state and local requirements, and is consistent with the development agreement and preliminary plan. Staff recommends approval of the final plat.

### **ATTACHMENTS:**

- Location Map
- Lakeside Master Plan
- Park at Blackhawk IV, Phase 5B Final Plat (separate attachment)

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**LOCATION MAP:**



## LAKESIDE MASTER PLAN:

