

STAFF REPORT

Planning and Zoning:	6/1/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7953	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1809-01	Phone:	512-990-6300

SUBJECT: Conditionally approving a Preliminary Plan for The Ridge at Blackhawk Phase 1; an approximate 76.317-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, the Juan Zambrano Survey No. 79, Abstract No. 844, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (PP1809-01)

LOCATION: The property is located along the east side of Hodde Ln, generally northeast and southeast of the Hodde Ln and Speidel intersection.

ZONING: The property is located in the ETJ, not zoned, but part of the Lakeside MUD No. 5 development agreement (as amended) which regulates land use and the development pattern.

ANALYSIS:

The preliminary plan proposes to establish a total of 199 single family lots, 1 commercial lot, 13 private open space and landscape lots, and 3 public parkland lots, all in accordance with the approved Lakeside MUD No. 5 development agreement. Per the agreement, the development is designed in accordance with the SF-R zoning district requirements, providing for a variety of lot sizes and consistent lot dimensions as provided in other parts of the city. The commercial property will follow the Retail zoning district requirements for development, in accordance with the development agreement.

TRANSPORTATION:

Access into the subdivision will be through an extension of Speidel Dr and two new road connections off of Hodde Ln. Additional public local roads are provided throughout for connectivity. Right of way dedication is included for the future expansion of Hodde Ln. A TIA has been approved for the subdivision and improvements in accordance with Travis County requirements will be provided to boundary streets.

UTILITIES:

Utility service will be provided by the City of Pflugerville and Manville through Lakeside MUD No. 5. Extensions of public lines necessary to serve all lots is included in the preliminary plan.

PARKS:

Three lots consisting of 12.13 acres along the eastern extent of the subdivision are proposed as public parkland. The land is encumbered with an existing 150' wide underground Atmos gas easement, which requires the land to remain as open space with an allowance for the proposed road crossings and a 10' wide hike and bike trail. The trail is proposed along the extent of the property with trail head connections into the neighborhood. The trail is anticipated to provide a safe walking route to Mott

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Elementary and Cele Middle School to the south. Parkland proposed with this preliminary plan is consistent with the Lakeside MUD No. 5 development agreement.

STAFF RECOMMENDATION:

The preliminary plan meets all local requirements but still requires Travis County Commissioner Court approval and therefore subject to HB 3167, Staff recommends conditionally approving the preliminary plan.

ATTACHMENTS:

- Location Map
- The Ridge at Blackhawk Phase 1 Preliminary Plan

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LOCATION MAP:

