

STAFF REPORT

Planning and Zoning:	12/07/2020	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2020-8353	E-mail:	emilyf@pflugervilletx.gov
Case No.	PP1909-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for The Grove at Blackhawk; a 152.342-acre tract of land out of the James P Kempe survey No.12, Abstract No. 464 and the Juan Zambrano Survey, Abstract No. 845 in Travis County, Texas. (PP1909-01)

LOCATION:

The property is located generally east of the Weiss Lane and Cele Road intersection along the northern extent of Cele Road.

ZONING:

Out of the 152.342 acres, 67.831 acres are zoned Single Family Residential (SF-R), 57.571 acres are zoned for nonresidential purposes, including drainage lots, open space and landscape, or for Neighborhood Services (NS) or Retail (R). The remaining acreage is reserved for right of way dedication.

ANALYSIS:

The preliminary plan proposes to establish a total of 383 single family lots in six (6) sections. The subdivision is subject to the Lakeside MUD No. 5 Comprehensive Development Agreement.

TRANSPORTATION:

Right of way (ROW) dedication is included along Cele Road, and for the creation of internal drive aisles to be built to either the City's 50' ROW dedication standards for local streets or the 70' ROW standards for Major Collector level streets.

UTILITIES:

Utility service will be provided by the Lakeside No. 5 water and wastewater MUD; all service to this subdivision will be provided for by the district in accordance with its rate order, as amended.

PARKS:

Parkland dedication has been calculated with the comprehensive development agreement for Lakeside MUD No. 5. The dedication required per document #2019089789 is 10% of the total acreage, which is 15.23 acres.

TREES:

Tree mitigation will be required prior to any tree being removed. The calculated number of inches to be removed is 51, which will require \$7,650 or for the inches to be replaced on-site.

STAFF RECOMMENDATION:

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The preliminary plan meets the minimum state and local requirements, Staff recommends approval of the preliminary plan.

LOCATION MAP:

