



City of Pflugerville

Legislation Text

File #: 2017-6361, **Version:** 1

Approving a Final Plat for Jakes Hill Condominiums; a 14.415-acre tract of land out of the George Grimes Survey Abstract No. 306 and the V. W. Swearngen Survey Abstract No. 724 in Travis County, TX (FP1704-03)

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southeast of the Rowe Lane and Jakes Hill Rd intersection. The subject property is in the ETJ development; 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. The final plat is located within Lakeside WCID No. 2C.

The final plat includes two lots intended for a single family condominium project. Lot 1 is a 9.479-acre lot that will contain the single family development, while Lot 2 is a "Natural Area Preservation" lot required by Travis County for purposes of protecting water quality. A 10-ft wide hike and bike will be provided along the east side of Lot 1 and a 6-ft wide sidewalk will be constructed along the east side of Jakes Hill Rd with the development of Lot 1. Utilities servicing the property will be provided with the construction of Jakes Hill Road and will be required to be constructed/accepted or fiscal security provided prior to recordation of this plat.

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

Jeremy Frazzell
Assistant Planning Director