



City of Pflugerville

Legislation Text

File #: 2023-0131, **Version:** 1

Approving a Final Plat for the Grove at Blackhawk, Section 3; a 25.034-acre tract of land, out of that part of the James P. Kempe survey no. 12, abstract no. 464, in Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-28-FP).

The Grove at Blackhawk, Section 3 is in the City of Pflugerville's Extraterritorial Jurisdiction to the Northeast of Cele Road, and Quebrada Drive. The final plat is intended to create(7) blocks, with (94) Single Family lots, (1) Landscape lot, (1) Homeowners Association open space/pedestrian access lot, (1) drainage easement lot, and 1 Amenity lot. It has a total acreage of 25.034 (including 3.937 acres of Right-of-Way). This is the third of six sections in the Grove at Blackhawk housing development. 10% of the acreage (2.50 ac) is required to be dedicated to Parkland for Section 3, and 5.32 acres is being dedicated.

New public streets constructed within Section 3 will be Domino Champ Rd, Melissa Isaac Lane, Erna Drive, Judy's View, Joyce Erna Lane, Lucky Outlaw Lane, and Evelyn Ann Way. All of these streets have a 50' right of way, and 4' sidewalks.

The Grove at Blackhawk is subject to the comprehensive development agreement Lakeside MUD #5 amended and restated, Document #2019089789. The property is located within the Lakeside MUD (Municipal Utility District) #5, which will provide all water and wastewater services. Grove at Blackhawk will also pay two fees, as per the development agreement, at the time of final plat recordation. One is the Boundary Road Payment in the amount of \$1200/lot, and the other is the pro-rata Road Construction Fee calculated at \$913.68/lot.

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

Zainab Haider, Planner I