



# City of Pflugerville

## Legislation Text

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**File #:** 2019-8036, **Version:** 1

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Conditionally approving a Final Plat for The Ridge at Blackhawk Phase 1, Section 2; an approximate 32.661-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (FP1908-02)

The property is located along the east side of Hodde Ln, generally northeast of the Hodde Ln and Speidel intersection. The property is not zoned, but part of the Lakeside MUD No. 5 development agreement. The final plat proposes to establish a total of 64 single family lots with additional private open space lots and public parkland lots. Access into the subdivision will be through an extension of Speidel Dr and a new road connection 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. 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 will be included in the preliminary plan. Approximately 6.01 acres of open space/parkland has been included in the plat and is consistent with the preliminary plan and development agreement.

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

Jeremy Frazzell, Asst. Planning Director