



City of Pflugerville

Legislation Details (With Text)

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Title:	Approving a Final Plat for the Park at Blackhawk VI Section 4; a 30.802-acre tract of land out of the V.W. Swearengen Survey No. 32, Abstract No. 724 and George Grimes Survey No. 33, Abstract No. 306 in Travis County, TX (FP1802-03)				

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Attachments: 1. Park at Blackhawk VI Sect. 4 Final Plat Staff Report, 2. Park at Blackhawk VI Sect. 4 Final Plat

Date	Ver.	Action By	Action	Result
1/7/2019	1	Planning and Zoning Commission	Approved on the Consent Agenda	

Approving a Final Plat for the Park at Blackhawk VI Section 4; a 30.802-acre tract of land out of the V.W. Swearengen Survey No. 32, Abstract No. 724 and George Grimes Survey No. 33, Abstract No. 306 in Travis County, TX (FP1802-03)

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southwest of the Hodde Ln and Speidel Dr intersection in Travis County. The 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 generally located at the southeast end of the Blackhawk development and includes a connection into the Avalon development to the south. The final plat includes 109 single-family lots, 1 open space lot (Lot 74, Block A), and access via the extension of 7 public streets. Lot 74, Block A is a 3.6-acre open space lot located at the southeast end of the plat that will provide a connection with existing open space in Avalon and also contain the floodplain. Talon Grasp Trail will provide access into this section from the Avalon development, while an extension of Crested Caracara Ln and Harrier Flight Trail will provide access from Speidel Dr. A 0.5-acre segment of land adjacent to Lot 74, Block A is proposed as right of way dedication to assist in straightening the existing Hodde Ln curve. All internal streets will be public, will have sidewalk on both sides, and all streets within the subdivision will be maintained by Travis County.

The Park at Blackhawk Subdivision is located within the Manville Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN) for water utility service, whereby Manville provides wholesale water to the district, while the City of Pflugerville provides retail services including operations, maintenance, and management services to the district in accordance with the retail service agreement. Wholesale and retail wastewater service will be provided by the City of Pflugerville. The final plat is located within Lakeside WCID No. 2D.

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, Asst. Planning Director