



# City of Pflugerville

## Legislation Text

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**File #:** 2017-5656, **Version:** 1

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Approving a Final Plat for the Lakeside at Blackhawk II, Phase 2B; a 12.58-acre tract of land out of the V. W. Swearingen Survey No. 32, Abstract No. 724 in Travis County, TX (FP1611-02)

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southwest of the Speidel Drive and Jakes Hill Road intersection. 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, and the final plat is located within Lakeside WCID No. 2C. The final plat proposes 44 single-family lots, one open space lot, an extension of Chayton Circle, and an extension of Plover Rain Way. The lot dimensions meet the minimum standards established per the development agreement and preliminary plan. The HOA will own and maintain the open space lot. Streets and drainage will be maintained by Travis County.

The Lakeside development is a master planned development with a development agreement that includes a provision for 100 acres of open space and parkland to be dedicated throughout the entire Lakeside development. While no parkland is included in this particular plat, a copy of the master plan has been attached to this report as an exhibit to provide clarification on the locations for open space throughout the development. Within the Lakeside at Blackhawk II section of the development, an open space floodplain area is provided along the west extent of Chayton Circle, and an amenity center with pool and playground are at the intersection of Jackies Ranch Rd and Speidel Dr, within approximately ¼ mile from the proposed plat.

The final plat meets the minimum state and local requirements, is consistent with the development agreement and preliminary plan, and Goal 1 of the Parks Master Plan. Staff recommends approval.

Jeremy Frazzell, Assistant Planning Director