



# City of Pflugerville

## Legislation Text

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**File #:** 2017-5907, **Version:** 1

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Approving a Final Plat for the Park at Blackhawk VII, Section 3; a 5.493-acre tract and a 9.114-acre tract of land, both out of the V. W. Swearingen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1611-03)

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally southeast of the Rowe Lane and Martin Lane intersection. The subject property is in the City's extraterritorial jurisdiction (ETJ) and 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 consists of two separate areas that are joined by a previously platted boundary line. The approximate 5-acre tract proposes 19 single family lots, 1 open space/public utility/drainage easement lot, while the approximate 9-acre tract proposes 36 single family lots, 1 open space/public utility/drainage easement lot, and 1 open space lot. The lot dimensions meet the minimum standards established per the development agreement. The final plat is located within Lakeside WCID No. 2C whereby Manville provides wholesale water to the district, while the City of Pflugerville provides retail services. Wholesale and retail wastewater service will be provided by the City of Pflugerville. No public parkland is required or proposed with this final plat.

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

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Assistant Planning Director