



City of Pflugerville

Legislation Text

File #: 2017-5905, **Version:** 1

Approving a Final Plat for the Lakeside at Blackhawk III, Phase 3; a 13.279-acre tract of land out of the V. W. Swearingen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1611-04)

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally south of Speidel Drive, southeast of the Jakes Hill Road and Speidel Drive 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. The final plat proposes 46 single-family lots, three internal public streets, a pedestrian access and drainage easement lot, a landscape and open space lot. The single-family lots within this section are generally larger than other sections, ranging from 7,188 square feet to 13,898 square feet. The lot dimensions meet the minimum standards established per the development agreement as stated above. 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 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. Per the development agreement, parkland is provided throughout the Blackhawk development and the minimum dedication has been satisfied to date. No further 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.

Jeremy Frazzell, Asst. Planning Director