



# City of Pflugerville

## Legislation Text

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**File #:** 2018-6526, **Version:** 1

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Approving a Final Plat for the Lakeside at Blackhawk III, Phase 2; a 16.16-acre tract of land out of the V.W. Swearingen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1705-03)

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 subject property is in the 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 proposes 43 single-family lots, six internal public streets, and an open space lot. The lot dimensions meet the minimum standards established per the development agreement as stated above. Lot 51, Block A is an open space lot which will contain a 6-ft sidewalk along the east side of Jakes Hill Road. An extension of a 10-ft wide hike and bike trail within the open space lot along the east side of Eire Drive will be constructed with this phase of the development. The Lakeside 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. 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