



# City of Pflugerville

## Legislation Text

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**File #:** 2018-7089, **Version:** 1

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Approving a Final Plat for the Park at Blackhawk IV Phase 5B; a 13.92-acre tract of land out of the V.W. Swearengen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1804-01)

The property is located within the Blackhawk subdivision, along the south side of Rowe Ln., north of Speidel Dr. and east of Jakes Hill Rd. in the Extraterritorial Jurisdiction (ETJ). The Park 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 52 single-family lots and 4 public street segments. No parkland is included in this final plat, but has been accounted for in other sections per the development agreement. An extension of Mouflon Drive, Woodvine Avenue, and Catwalk Street will provide access into the proposed subdivision. Lukes Cove is a new cul-de-sac street located off of Mouflon Drive. All streets will be maintained by Travis County. The final plat is located within Lakeside WCID No. 2A 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 meets the minimum state and local requirements, and is consistent with the development agreement and preliminary plan. Staff recommends approval of the final plat.

Jeremy Frazzell, Asst. Planning Director