



City of Pflugerville

Legislation Text

File #: 2019-7275, **Version:** 1

Approving a Final Plat for the Park at Blackhawk IV Phase 3; a 20.091-acre tract of land out of the V.W. Swearengen Survey No. 32, Abstract No. 724 and George Grimes Survey No. 33, Abstract No. 306 in Travis County, TX (FP1711-03)

The proposed subdivision is located in the City's Extraterritorial Jurisdiction (ETJ), generally northwest of the Hodde Ln and Speidel Dr intersection in Travis County. 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 is generally internal to Section IV and proposes 78 single-family lots with access via the extension of 6 public streets. While no public parkland or open space lots are included or required in this phase, parkland has been allocated throughout the Blackhawk development and the minimum requirement has been satisfied to date. Right of way dedication along Rowe Lane has been provided, per the development agreement. In final build out, Carries Ranch Rd, a collector level street will provide access into this phase of the development from Rowe Lane. The immediate access point to this phase will be through an extension of Kangal Court, which obtains access to Hodde Lane from Dutchman Drive. All streets will have sidewalk on both side and all streets within the subdivision will be maintained by Travis County.

The Park 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.

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