Travis County Commissioners Court Agenda Request

Meeting Date: August 27, 2013
Prepared By: Michael Hettenhausen **Phone #:** (512) 854-7563
Division Director/Manager: Anna Bowlin, Division Director, Development Services and Long Range Planning

Department Head: Steven M. Manilla, P.E., County Executive-TNR
Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the Park at Blackhawk III Preliminary Plan [79 total lots (74 single family lots and five open space lots - 29.32 acres - City of Pflugerville ETJ)] in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:
This preliminary plan application includes 79 total lots (74 single family lots and five open space lots) on 29.32 acres. The application includes 3,482 linear feet of proposed public streets. The property fronts on Jakes Hill Road and Speidel Drive. Water service will be provided by Manville Water Supply Corporation, and wastewater service will be provided by the City of Pflugerville. Parkland fees in lieu of parkland dedication will be satisfied with each final plat out of the preliminary plan.

STAFF RECOMMENDATIONS:
This preliminary plan application meets all Travis County requirements and was approved by the City of Pflugerville on August 5, 2013; staff recommends approval of the preliminary plan.

ISSUES AND OPPORTUNITIES:
Staff has not received any inquiries or registered any interested parties for this application.

FISCAL IMPACT AND SOURCE OF FUNDING:
N/A

ATTACHMENTS/EXHIBITS:
Precinct map
Location map
Proposed preliminary plan

REQUIRED AUTHORIZATIONS:

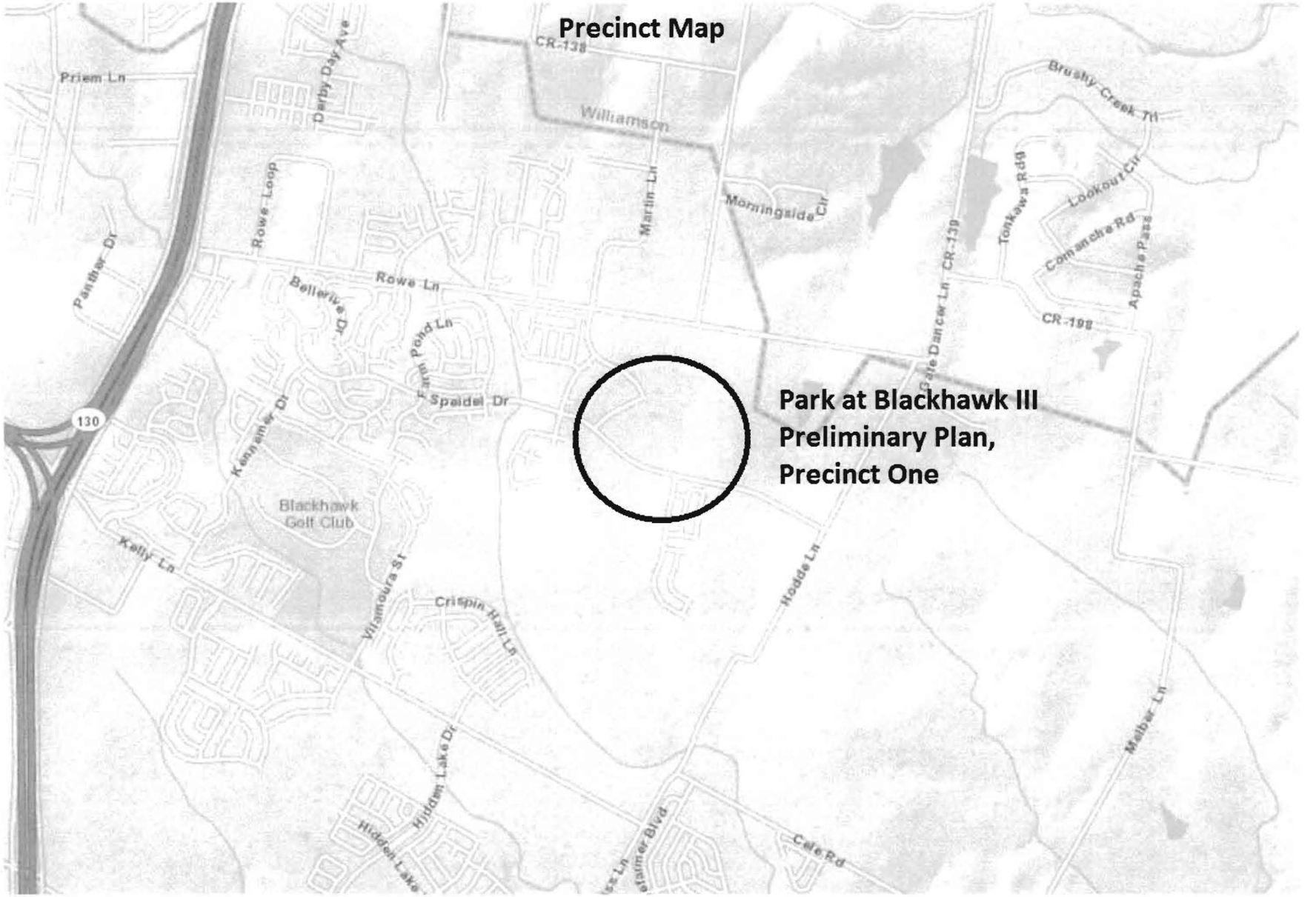
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239

Steven M. Manilla	County Executive	TNR	(512) 854-9429

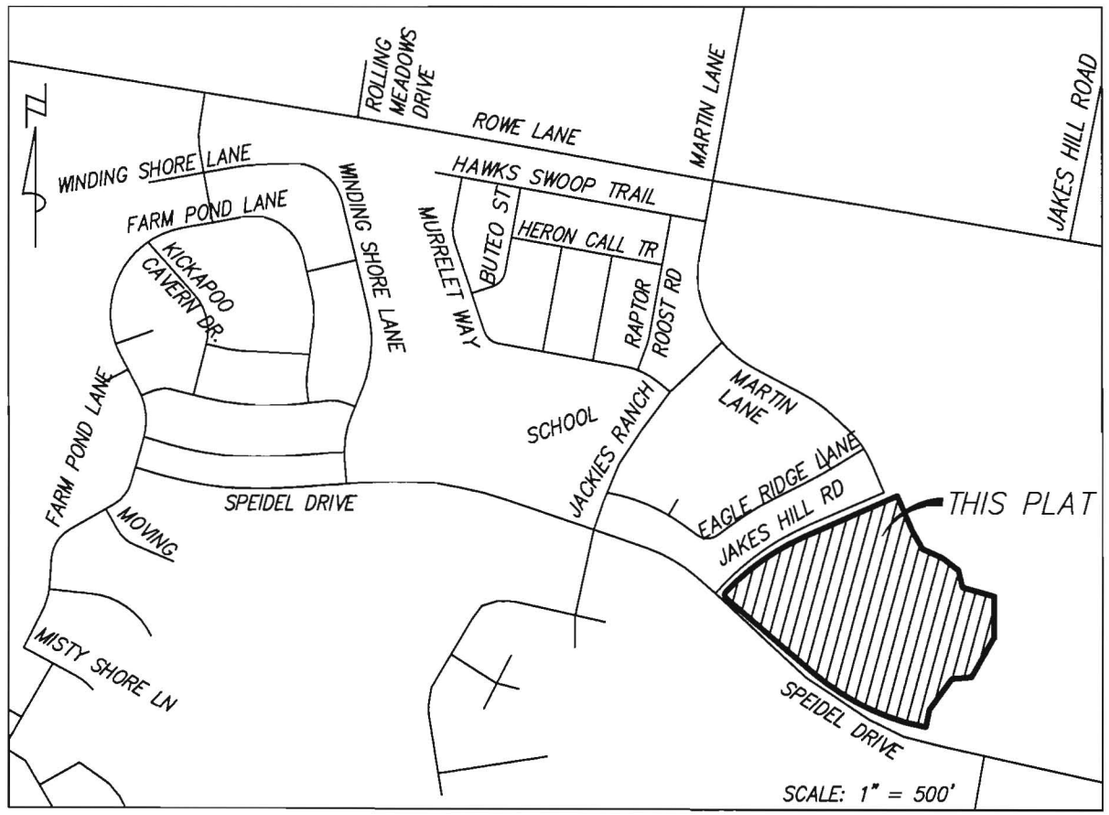
CC:

SM:AB:mh
1101 - Development Services Long Range Planning - Park at Blackhawk III Preliminary Plan

Precinct Map



PARK AT BLACKHAWK III
LOCATION MAP



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DATE: APRIL 9, 2013 NOT TO SCALE

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

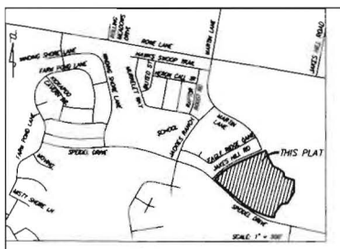
PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

PARK AT BLACKHAWK III

PFLUGERVILLE, TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 500' 400'



LOCATION MAP

INDEX OF SHEETS:

1. SITE LAYOUT SHEET
2. DRAINAGE PLAN SHEET
3. UTILITY PLAN SHEET
4. AERIAL PHOTO SHEET

BRIEF LEGAL DESCRIPTION:

29.32 ACRES OUT OF THE H.W. SWEARINGEN SURVEY No. 32 CONVEYED TO SLF-IV - BLACKHAWK, L.P. BY DOCUMENT No. 2011043430 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PARKLAND DEDICATION REQUIREMENTS:

TO DATE, ALL PUBLIC PARKLAND REQUIREMENTS HAVE BEEN MET PER THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TILLMANN LAND AND CATTLE DEVELOPMENT, INC. AND THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED.

BENCH MARKS

BENCH MARK 1:
CHISELED "X" CUT ON TOP OF CURB
ELEVATION = 663.49' NAVD

BENCH MARK 2:
SQUARE CUT ON TOP OF CURB
ELEVATION = 654.36' NAVD

PREVIOUSLY APPROVED STUDIES AND MODELS:

SPEEDEL ROAD PHASE II DRAINAGE STUDY
DATED: MAY 23, 2007
RANDALL JONES & ASSOCIATES ENGINEERING, INC

LINEAR FEET OF NEW STREETS:

BROWN DIPPER DRIVE	831 FEET
PEARL KITE DRIVE	726 FEET
PINE SWALLOW WAY	674 FEET
CONDOR WAY	593 FEET
MARTIN LANE	618 FEET
TOTAL	3442 FEET

LEGEND

- ● = FOUND 1/2" IRON ROD
- ○ = SET 1/2" IRON ROD
- △ = CALCULATED POINT
- DE = DRAINAGE EASEMENT
- WWE = WASTE WATER EASEMENT
- 6,483 = LOT AREA IN SQUARE FEET
- ..... = SIDEWALK
- = W.C.I.D. BOUNDARY
- = PHASE LINE
- MB = NEIGHBORHOOD MAILBOX UNIT

SITE DATA:

AREA: 29.32 ACRES

SURVEY: H.W. SWORENGEN SURVEY No. 32

LOTS: 74 SINGLE FAMILY LOTS
4 OPEN SPACE LOTS
1 PARKLAND LOT

TOTAL: 79 LOTS.

BLOCKS: 4

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C1	581.80	1455.00	22°54'21"	N54°32'38"E	577.93
C2	628.65	1463.00	24°37'11"	N65°11'33"W	623.84
C3	40.32	25.00	92°24'17"	N02°41'31"W	36.09

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE EXTRA-TERRITORIAL JURISDICTION.
2. WATER AND WASTEWATER SHALL BE MANAGED BY LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT #2C. WATER WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION PER A WHOLESALE AGREEMENT, WATER CCN 11144 AND WASTEWATER WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE PER A WHOLESALE AGREEMENT.
3. A 10-FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS.
4. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
5. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
6. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
7. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
9. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
10. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
11. ALL (NEW) ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
12. A PORTION OF THIS TRACT IS ENCROACHED BY THE 1% ANNUAL CHANCE AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48453C0320H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS. THE FLOODPLAIN WAS MODIFIED BY BY LOMR CASE No. 09-06-0002P AS SHOWN ON THE PLAN.
13. ALL FLOODPLAIN ARE CONTAINED WITHIN THE PROPOSED DRAINAGE EASEMENT SHOWN ON THE PLAN.
14. EASEMENT WIDTHS SUBJECT TO CHANGE ON THE FINAL PLAT BASED ON FINAL DESIGN FOR CONSTRUCTION.
15. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WITH THE EXCEPTION OF LOT 15A WHICH WILL BE DEDICATED TO THE LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT 2C.
16. ALL DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT 2C.
17. THE PROJECT WILL UTILIZE THE EXISTING REGIONAL POND #4 PER THE SPEEDEL ROAD PHASE II DRAINAGE STUDY, DATED MAY 23, 2007.
18. THIS PLAN IS SUBJECT TO THE COVENANTS AND RESTRICTIONS IDENTIFIED IN DOCUMENT NUMBER 2011043430, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
19. PER AGREEMENT WITH THE CITY OF PFLUGERVILLE, NEITHER THE DEVELOPER NOR TRAVIS COUNTY WILL BE REQUIRED TO CONSTRUCT THE SECOND HALF OF JAKES HILL ROAD OR THE SIX FOOT SIDEWALK ALONG THE EASTERN SIDE OF JAKES HILL ROAD.
20. THE WIDTH AND LOCATION OF THE 20' WASTEWATER EASEMENT ON THE WEST SIDE OF LOT 15A IS SUBJECT TO CHANGE ON THE FINAL PLAT BASED ON FURTHER DIRECTION FROM THE CITY OF PFLUGERVILLE.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, J. KENNETH MCGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

J. KENNETH MCGAND July 25, 2013
J. KENNETH MCGAND
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741

STATE OF TEXAS
J. KENNETH MCGAND
5741
REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION DESCRIPTION	BY
		REVISIONS	

OWNER/SUBDIVIDER

SLF-IV - BLACKHAWK, L.P.
3649 SHERRY LANE, SUITE 1750
DALLAS, TEXAS 75205

SITE LAYOUT

DATE: JULY 25, 2013 SCALE: 1" = 100

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-5784

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