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**STAFF REPORT**

<b>Planning and Zoning:</b>	5/4/2015	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2015-3883	<b>E-mail:</b>	jeremyf@cityofpflugerville.com
<b>Case No.</b>	FP1503-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Highland Park Phase A, Section 2C; a 14.85-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas.

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**LOCATION:**

The property is located generally north of the Pflugerville Pkwy, east of Wilke Ln, in the southwestern portion of the Highland Park subdivision.

**ZONING:**

The subject property is zoned Highland Park Alternative Land Use Regulation (ALUR).

**REQUEST:**

The proposed Final Plat consists of 85 single family lots, a large circular open space park, three alley extensions, and seven public roads within the southwestern portion of the Highland Park subdivision. In accordance with the Highland Park ALUR, lots within this section are characterized as “Townhouse” and permitted to have a minimum lot area of 2,000 square feet (3,000 square feet for a corner lot), and a minimum width of 20 feet (30 feet for a corner lot). As approved in the ALUR, townhouses within this phase of the development will have an alley loaded garage as provided in adjacent phases.

**TRANSPORTATION:**

The addition of Great Smoky Mountains Drive, and road extensions will provide further connectivity and will improve circulation within the subdivision. Sidewalks with a 5-ft width will be provided on both sides of all proposed streets, with exception of Crater Lake Drive, which will continue the 6-ft wide sidewalk to Katmai Circle.

**UTILITIES:**

Retail water and wastewater will continue to be provided by the City of Pflugerville. The Highland Park subdivision remains subject to the provisions associated with the Travis County MUD No. 5, in which Manville is the wholesale water provider.

**PARKS:**

The total amount of parkland required for the Highland Park subdivision is 122.9 acres. As approved within the ALUR, this phase contains a 4.07-acre circular recreational park/public open space lot, as well as three open space traffic islands. In total, the final plat includes 4.35 acres of open space.

**STAFF RECOMMENDATION:**

The proposed final plat is consistent with the Highland Park Alternative Land Use Regulation (ALUR) and Preliminary Plan. The final plat meets the minimum local and state requirements, and Staff recommends approval of the Highland Park Phase A, Section 2C Final Plat.

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**ATTACHMENTS:**

- Location Map
- Highland Park Phase A, Section 2C Final Plat (separate attachment)

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**LOCATION MAP:**

