

**FINAL REPORT**

<b>Planning and Zoning:</b>	12/16/2013	<b>Staff Contact:</b>	Trenton Klerekoper, Planner I
<b>Agenda Item:</b>	2013-2573	<b>E-mail:</b>	trentonk@pflugervilletx.gov
<b>Case No.</b>	FP1311-04	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Highland Park Phase B, Sections 9, 11 & 12; being 11.822 acres out of a 61.29-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract no. 689, in Travis County, Texas.

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**Location:**

The Final Plat is for an area located north of the Pflugerville Parkway and Railroad / Mammoth Cave Blvd. intersection, in the southeastern portion of the Highland Park subdivision.

**Zoning:**

The property is zoned as part of the Highland Park Alternative Land Use Regulation (ALUR).

**Analysis:**

The final plat area was included in the Highland Park Phase B Preliminary Plan, approved in 2002 with subsequent revisions approved as recently as 2012. The proposed final plat consists of 59 single-family residential lots and extensions of five local streets. Fiscal security has been provided in lieu of constructing improvements.

**Transportation:**

Primary access to the final plat area is through Mammoth Cave Blvd., coming Pflugerville Parkway. Tallgrass Prairie Drive and Friendship Hill Drive will serve as the primary streets within the platted area, while Sleeping Bear Dr., Lassen Volcanic Dr., and Bryce Canyon Dr. provide access to other sections of the Highland Park neighborhood. Sidewalks are provided along both sides of the streets as required.

**Water and Sewer:**

The Highland Park development is within the Travis County MUD #5, with utility services provided by the City of Pflugerville.

**Parks:**

Although public parkland dedication is not provided with this final plat, public parkland and open space is allocated throughout the Highland Park development per the ALUR. The current residential lot count, including this final plat, is 757 lots. When the cumulative number of plats provide 765 lots, per the Highland Park ALUR, all parkland is required to be in place for the entire development. This should be addressed during the next final plat review process.

**Staff Recommendation:**

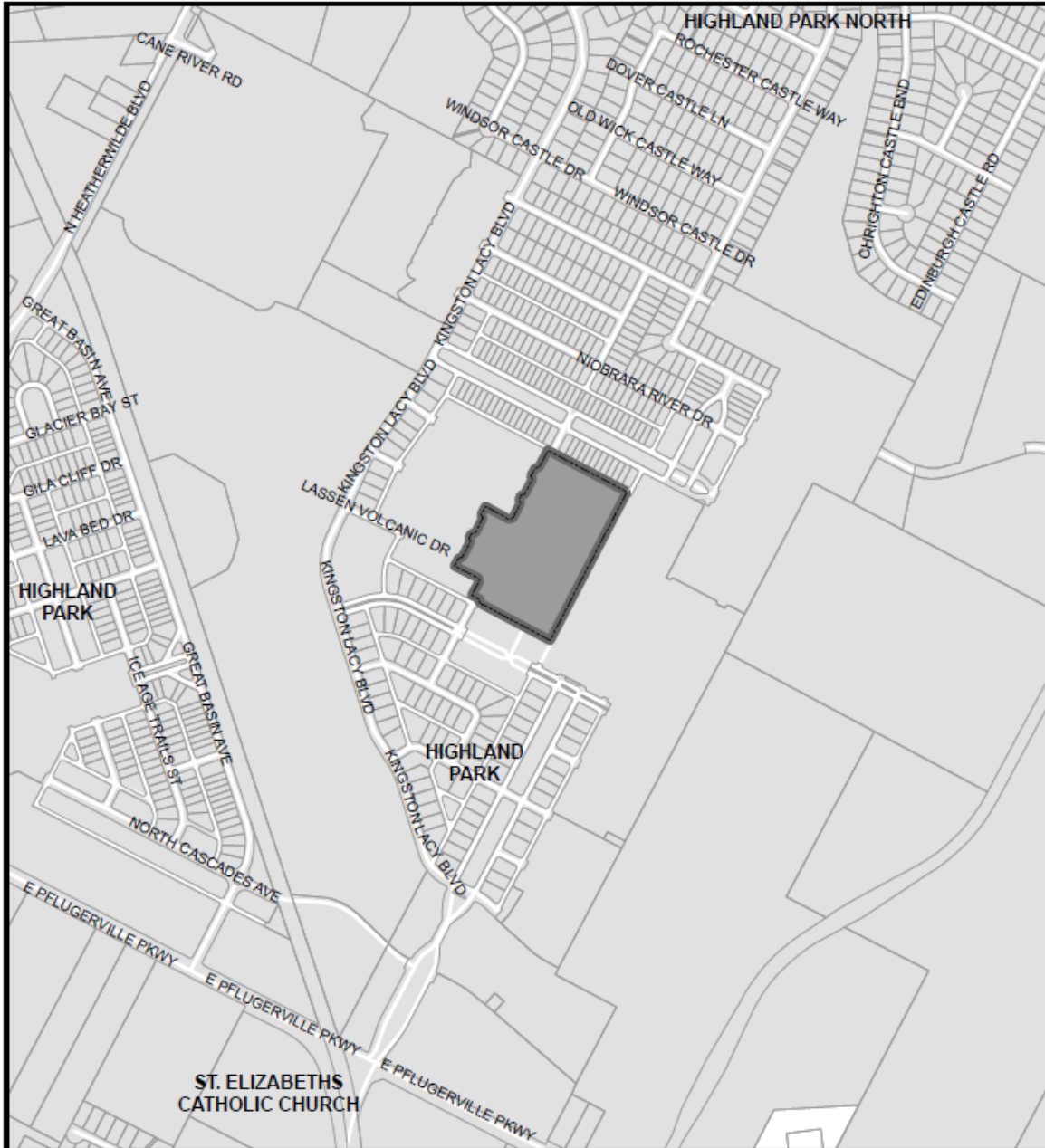
The final plat meets the minimum requirements and staff recommends approval.








**Attachments:**

- Location Map
- Highland Park Phase B, Sections 9, 11, & 12 Final Plat (separate attachment)

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Location Map:



<p><b>Highland Park</b>          Ph B Sec 9, 11 &amp; 12</p> <p><b>Case Number:</b>          FP1311-04</p> <p><b>11/11/2013</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> City Limits</li> <li> ETJ</li> </ul> <p></p>	<p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p></p>	<p>Locator Map</p> 
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