

Planning and Zoning:	9/17/2012	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2012-1384	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1202-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Highland Park Phase D, Section 3; a 12.54-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas.

BACKGROUND/DISCUSSION

LOCATION:

The property is located along the east side of Kingston Lacy Blvd and adjacent to the Highland Park North subdivision.

ZONING:

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

ANALYSIS:

The proposed Final Plat consists of seventy (70) residential lots located east of Kingston Lacy Blvd. Three local streets consisting of two extensions, Obed River Drive and Salt River Bay Drive, and one new street, Noatak Trail are under construction to serve the proposed lots. Lots along the south side of Noatak Trail will have rear access via an alley that is associated with an earlier phase. The remaining lots will not have alleys and as a result will have front or side driveway access. A subdivision variance was approved in August to allow for review of the final plat and approval for reduced fiscal security. The applicant has provided a subdivision bond covering the cost for the remaining improvements, allowing the final plat to be considered by the Planning and Zoning Commission at this time.

Transportation:

The proposed subdivision is accessible from Kingston Lacy Blvd via an extension of Obed River Drive and a new street named Noatak Trail. As each lot is built, a five foot wide sidewalk will be constructed along each side of all streets in this section.

Water and Sewer:

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:

No public parkland or open space is included in this section of the development. The amount of parkland required for the Highland Park subdivision is 122.9 acres. A total of 95.21 acres of parkland was conveyed in 2010. No additional public parkland is proposed or required with this final plat.

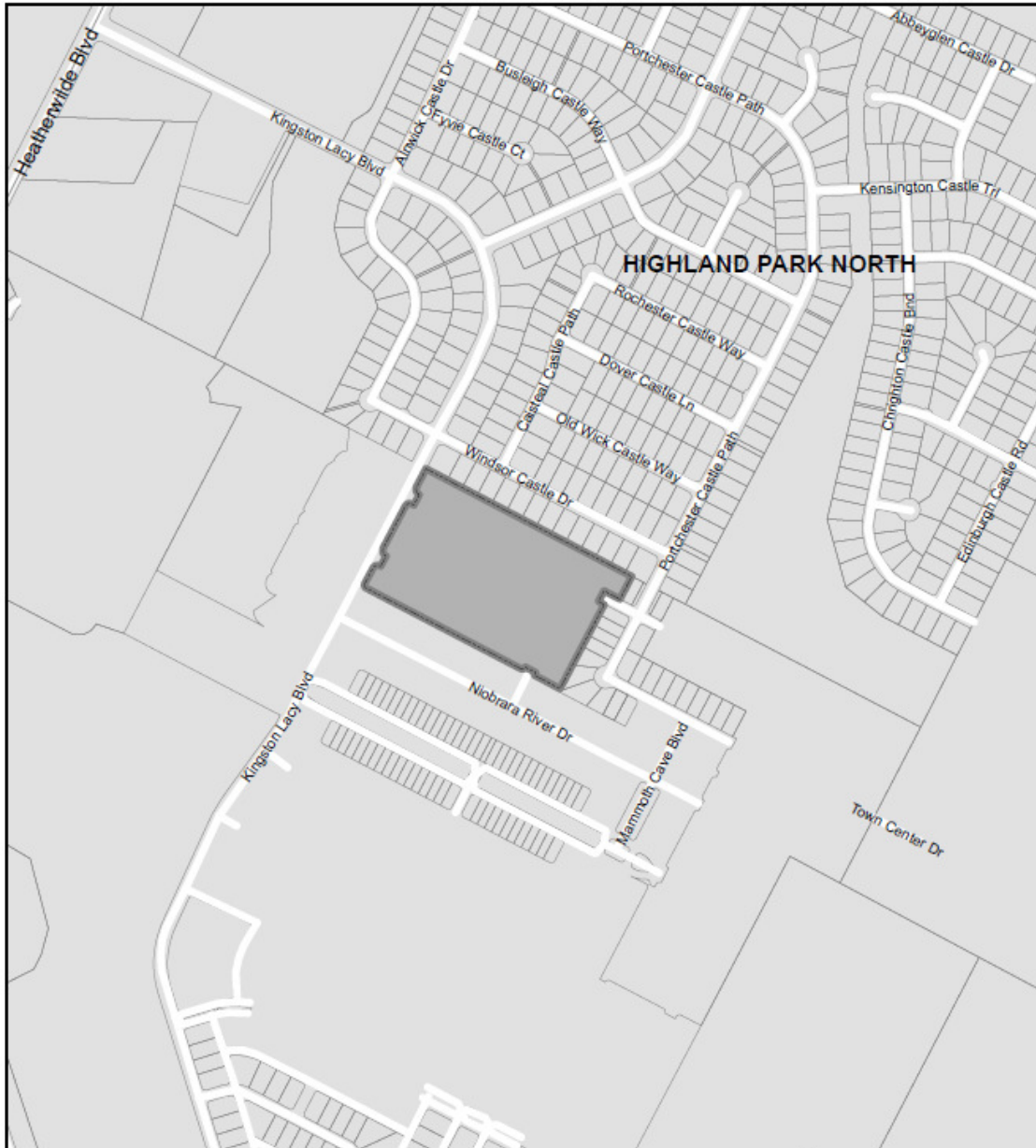
STAFF RECOMMENDATION:

The final plat meets the minimum requirements and staff recommends approval of the Highland Park Phase D, Section 3 Final Plat.

ATTACHMENTS:

- Location Map
- Highland Park Phase D, Section 3 Final Plat (separate attachment)

LOCATION MAP:



<p>Highland Park Phase D Sec 3</p> <p>Case Number: FP-1202-04</p> <p>02/15/2012</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 400 800 Feet</p>	<p style="text-align: center;">N</p> <p style="font-size: 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.</p> <p style="text-align: center;">  where quality meets life PFLUGERVILLE TEXAS </p>	<p style="text-align: center;">Locator Map</p> 
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