
STAFF REPORT

Planning and Zoning:	9/15/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-3296	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1407-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Highland Park Phase D, Section 4; a 14.06-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas.

LOCATION:

The property is located generally east of Mammoth Cave Blvd along the eastern boundary 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 55 single-family residential lots along the southeastern boundary of the Highland Park subdivision. In accordance with the Highland Park ALUR, lots between Walnut Canyon Blvd and Kingston Lacy Blvd, along the west side of Bandelier Dr., are characterized as "Neighborhood Villas" and permitted to have a minimum lot area of 7,200 square feet with a minimum width of 60 feet. Lots along the east side of Bandelier Dr. are characterized as "Neighborhood House", which are permitted to have a minimum lot area of 5,000 square feet with a minimum width of 45 feet. As approved in the ALUR, houses within this phase of the development will have a front or side loaded garage in lieu of an alley loaded garage as provided in adjacent phases.

TRANSPORTATION:

The proposed subdivision is accessible from an eastern extension of Kingston Lacy Blvd, Walnut Canyon Blvd, Petroglyph Trail, Black Canyon Street, and Halekala Trail. Bandelier Drive will provide a north/south connection between Kingston Lacy Blvd and Walnut Canyon Blvd. As each lot is built, a five foot wide sidewalk will be constructed along each side of all streets in this section, with exception that a six foot wide sidewalk will be constructed along Walnut Canyon Blvd.

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:

In accordance with the ALUR, two traffic islands within Walnut Canyon Blvd, and an open space lot adjacent to Lot 1, Block HH are provided as public open space lots, to be dedicated to the City and will be privately maintained by the HOA. The amount of total parkland required for the Highland Park subdivision is 122.9 acres, of which approximately 108 acres have been dedicated so far. No additional public parkland is proposed or required with this final plat.

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STAFF RECOMMENDATION:

While not accepted yet, a subdivision bond was posted for the public improvements, allowing the final plat to be considered for approval. 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 D, Section 4 Final Plat.

ATTACHMENTS:

- Location Map
- Highland Park Phase D, Section 4 Final Plat (separate attachment)

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LOCATION MAP:

