
STAFF REPORT

Planning and Zoning:	11/3/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-3424	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1409-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Highland Park Phase B, Section 8; a 4.24-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas.

LOCATION:

The property is located north of the Pflugerville Pkwy and Railroad/Mammoth Cave Blvd. intersection generally east of Kingston Lacy Blvd, in the central 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 18 single-family residential lots within the central portion of the Highland Park subdivision. In accordance with the Highland Park ALUR, lots within this section 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. As approved in the ALUR, houses within this phase of the development will have an alley loaded garage as provided in adjacent phases.

TRANSPORTATION:

The proposed subdivision is accessible from an eastern extension of Sleeping Bear Dunes Dr. As each lot is built, a five foot wide sidewalk will be constructed along each side of the street.

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 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.

STAFF RECOMMENDATION:

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 B, Section 8 Final Plat.

ATTACHMENTS:

- Location Map
- Highland Park Phase B, Section 8 Final Plat (separate attachment)

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LOCATION MAP:

