

STAFF REPORT

Planning and Zoning:	11/2/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4365	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1506-02	Phone:	512-990-6300

SUBJECT: Approving a Revised Preliminary Plan for Highland Park Phase C, a 37.06-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 northeast of the Heatherwilde Blvd. and Great Basin Ave. intersection, in the northwestern portion of the Highland Park subdivision.

ZONING:

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

ANALYSIS:

The proposed revision adjusts the lot configuration and lot type as recently approved with the fourth administrative amendment to the ALUR development code. With adjustments allowed in 2007, Phase C was planned with 127 "Neighborhood House" products and 19 "Cottages". With the recent amendment, the "Neighborhood House" product was reduced to 83 lots, and the "Cottages" were increased to 96. The adjustment slightly increased the density in this phase to a total of 179 lots, however the overall density of the development remains lower than the allowed density of the overall development.

Phase C includes two sections of development with generally an equal amount of lots proposed within each Section. As noted on the preliminary, no building permits will be issued for Section 2 until such time that the extension of Craters of the Moon Blvd. to Kingston Lacy Blvd. is constructed and accepted.

TRANSPORTATION:

Access to the subdivision will be through the extension of Craters of the Moon Blvd. from Kingston Lacy Blvd. to Heatherwilde Blvd. An additional access point to Heatherwilde Blvd. will be through a new road to be known as Cane River Road. Four additional local roads and ten alley segments are proposed within the subdivision to provide connectivity throughout this phase. A ten (10) foot wide hike and bike trail is proposed along the south side of Craters of the Moon Blvd., while a six (6) foot wide sidewalk will be along the north side of the street. Remaining sidewalks will have a five (5) foot width, and will be provided on both sides of all proposed streets.

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.

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PARKS:

The total amount of parkland required for the Highland Park subdivision is 122.9 acres. Within Phase C, a total of 4.66 acres is provided as natural area public open space and 0.32 acres will be traffic island public open space. In total, the revised preliminary plan includes 4.98 acres of credited parkland.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Highland Park Phase C Revised Preliminary Plan.

ATTACHMENTS:

- Location Map
- Revised Preliminary Plan for Highland Park Phase C (separate attachment)

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LOCATION MAP:

