

**FINAL REPORT**

<b>Planning and Zoning:</b>	11/4/2013	<b>Staff Contact:</b>	Trenton Klerekoper, Planner I
<b>Agenda Item:</b>	2013-2431	<b>E-mail:</b>	trentonk@pflugervilletx.gov
<b>Case No.</b>	FP1309-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Highland Park Phase B, Sections 10 & 13; being 12.00 acres out of a 61.29-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract no. 689, in Pflugerville, Texas.

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**Location:**

The Final Plat is for an area located north of the E Pflugerville Parkway and 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 56 single-family residential lots and an extension of two local streets. Fiscal security has been provided in lieu of constructing improvements.

**Transportation:**

Access to the final plat area is through Mammoth Cave Blvd. coming from Walnut Canyon Blvd. Bryce Canyon Drive will serve as an intersection within the platted area, while Badlands Drive and Fossil Bends Drive will provide access to future neighborhood sections. 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.

**STAFF RECOMMENDATION:**

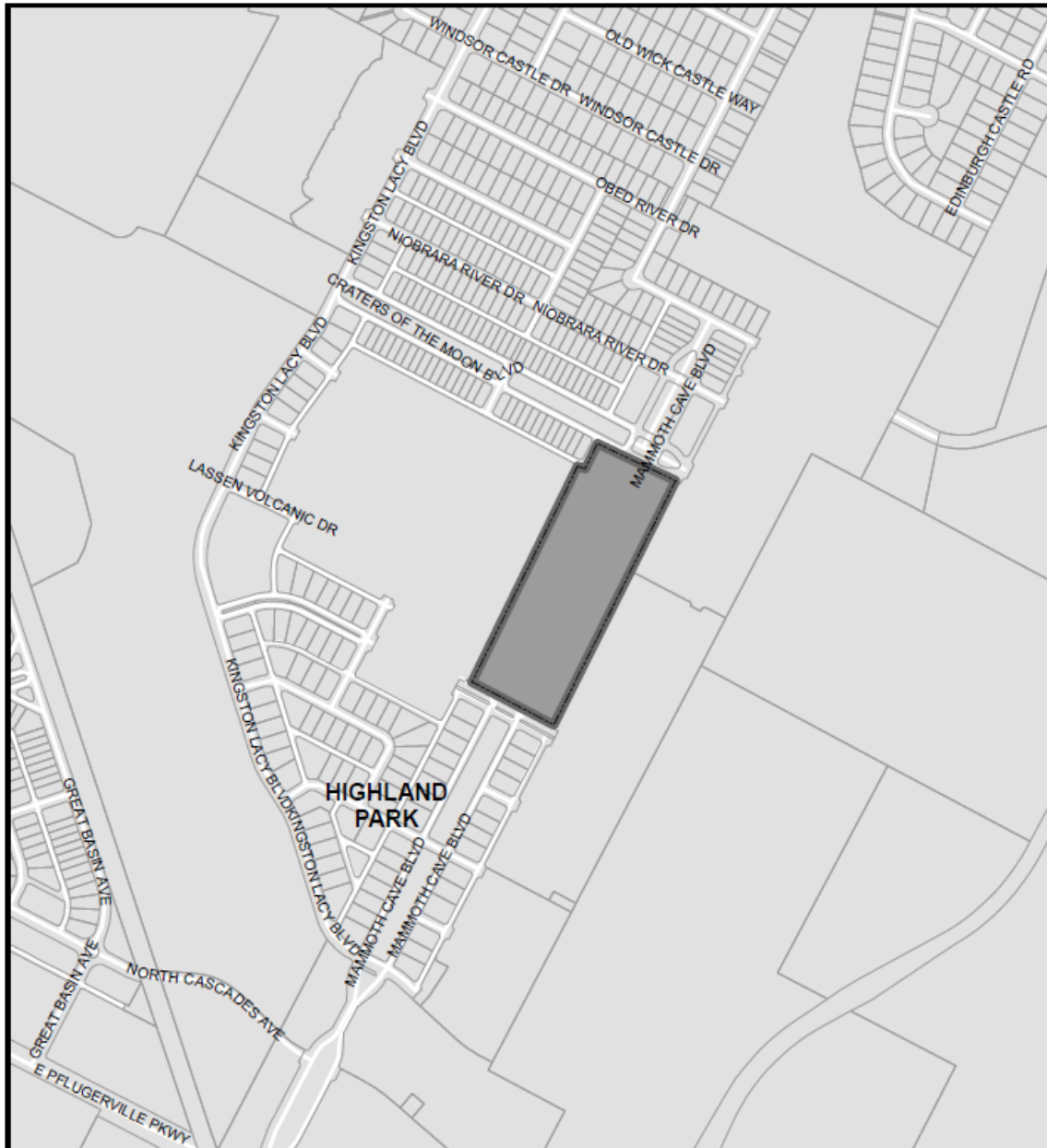
The final plat meets the minimum requirements and staff recommends approval.




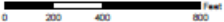



**ATTACHMENTS:**

- Location Map
- Falcon Pointe Phase B, Section 5 Final Plat (separate attachment)

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**LOCATION MAP:**



<p><b>Highland Park</b>  <b>Ph B Sec 10 &amp; 13</b></p> <hr/> <p><b>Case Number:</b>  <b>FP1309-01</b></p> <hr/> <p><b>09/09/2013</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><b>Locator Map</b></p> 
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