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**STAFF REPORT**

<b>Planning and Zoning:</b>	9/14/2015	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2015-4276	<b>E-mail:</b>	jeremyf@cityofpflugerville.com
<b>Case No.</b>	FP1505-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Highland Park Phase D, Section 6; a 16.04-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 property is located north of the Pflugerville Pkwy and Railroad/Mammoth Cave Blvd. intersection generally east of Mammoth Cave Blvd, in the northeastern 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 72 single-family residential lots within the northeastern portion of the Highland Park subdivision. In accordance with the Highland Park ALUR, three different product types are planned for this area, "Garden Home", "Neighborhood House", and "Neighborhood Villas".

Lots within Blocks W and X are characterized as "Garden Home" lots and permitted to have a minimum lot area of 4,000 square feet, with a minimum width of 40 feet and depth of 100 feet. Homes within these blocks will have an alley loaded garage. "Neighborhood House" lots are within Blocks N, O, and V and are permitted with a minimum lot area of 5,000 square feet, with a minimum width of 45 feet and depth of 110 feet. Houses within these blocks will have a front loaded garage, with exception of the corner lots which will be side loaded. Block Y will contain "Neighborhood Villas" products, which are permitted to have a minimum lot area of 7,200 square feet with a minimum width of 60 feet and lot depth of 120 feet. As approved in the ALUR, houses within this phase of the development will have a front loaded garage, with exception of the corner lots which will be side loaded.

As reflected on the plat, a portion of existing FEMA floodplain crosses through the northeastern portion of Block N. The floodplain will be reclaimed through the construction process, resulting in floodplain to be relocated to the drainage easement along the eastern extent of the lot. As noted on the plat, building permits will not be issued for Lots 16-25 and 29-30, Block N until the floodplain has been officially removed from the lots per FEMA approval, and the temporary drainage easement has been vacated.

**TRANSPORTATION:**

The proposed subdivision is accessible from an eastern extension of Obed River Dr. and Niobrara River Dr., and a northern extension of Bandelier 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 112.5 acres has been dedicated so far. Lot 9, Block V and Lot 8, Block N are public open space lots that were included as parkland with the ALUR. Both areas are planned to be owned by the City of Pflugerville and maintained by the Highland Park Homeowner's Association.

**STAFF RECOMMENDATION:**

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 6 Final Plat. A subdivision bond was provided for the public improvements, therefore the final plat will be recorded prior to construction acceptance.

**ATTACHMENTS:**

- Location Map
- Highland Park Phase D, Section 6 Final Plat (separate attachment)

**LOCATION MAP:**

