

**FINAL REPORT**

<b>Planning and Zoning:</b>	10/7/2013	<b>Staff Contact:</b>	Trenton Klerekoper, Planner I
<b>Agenda Item:</b>	2013-2351	<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, Section 5; being 3.71 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 and a subsequent revision approved in 2004. The proposed plat consists of 14 single-family residential lots and an extension of one local street. Fiscal security has been provided in lieu of constructing improvements.

**Transportation:**

Access to the final plat area is from Mammoth Cave Blvd. through an extension of Walnut Canyon Blvd. 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:**

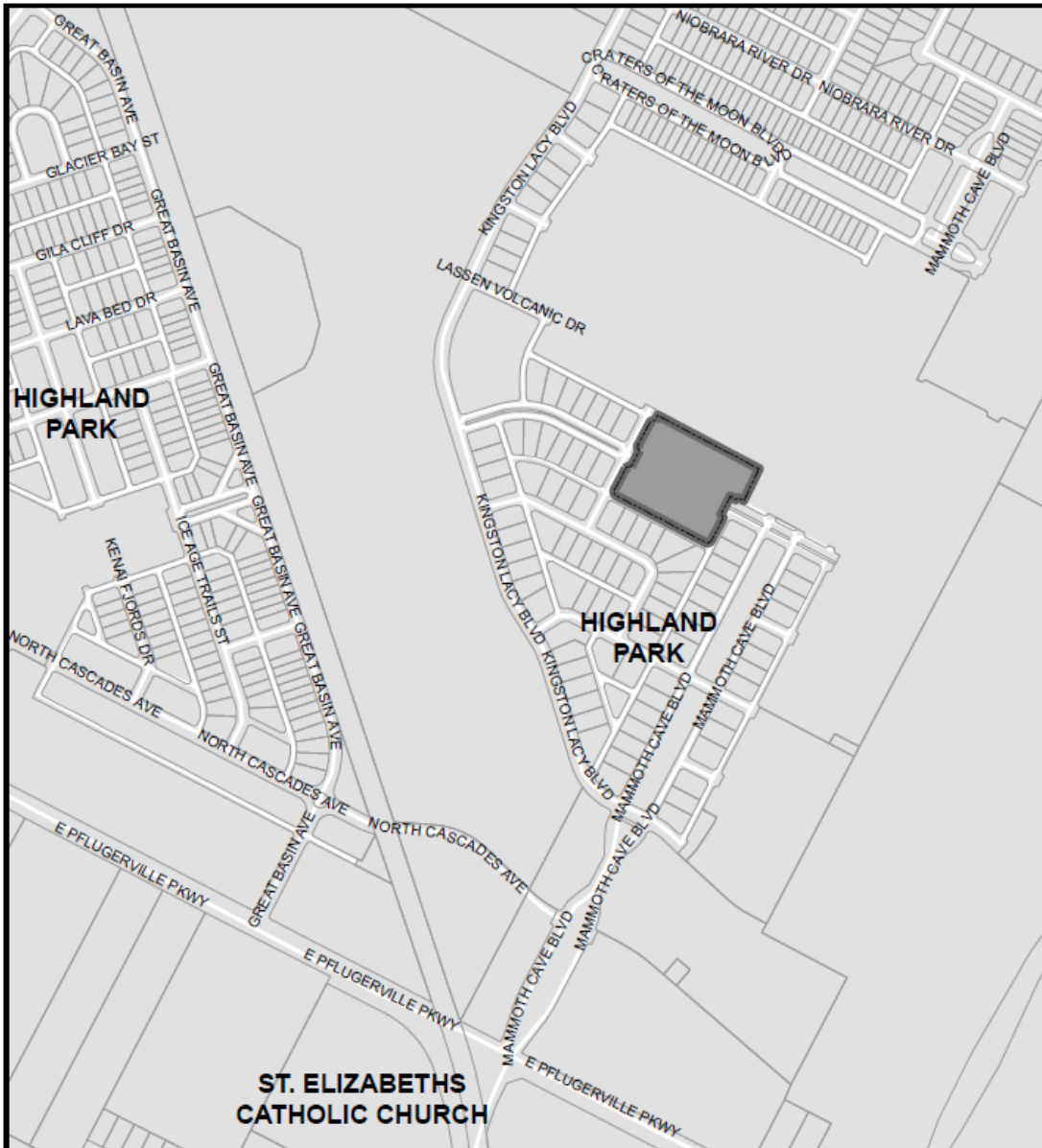
The final plat meets the minimum requirements and staff recommends approval.








**ATTACHMENTS:**

- Location Map
- Highland Park Phase B, Section 5 Final Plat (separate attachment)

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**LOCATION MAP:**



<p><b>Highland Park Ph B Sec 5</b></p> <p><b>Case Number: FP1309-02</b></p> <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> 0 200 400 600 feet</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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