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**STAFF REPORT**

<b>Planning and Zoning:</b>	2/3/2014	<b>Staff Contact:</b>	Trenton Klerekoper, Planner I
<b>Agenda Item:</b>	2014-2704	<b>E-mail:</b>	trentonk@pflugervilletx.gov
<b>Case No.</b>	FP1312-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Highland Park Phase B, Section 7; being 4.67 acres out 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 Pflugerville Parkway, just off of Kingston Lacey Blvd, in the near the center 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, which was approved in 2002 with subsequent revisions approved as recently as 2012. The proposed final plat consists of 20 single-family residential lots and the extension of one local street. Fiscal security has been provided in lieu of constructing improvements.

**Transportation:**

Primary access to the final plat area is via Kingston Lacey Blvd., coming from either Pflugerville Parkway or Heatherwilde Blvd. Bryce Canyon Drive will serve as the primary street within the platted area, along with two alleys. 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 and has been dedicated with previous plats.

**Staff Recommendation:**

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

**Attachments:**

- Location Map
- Highland Park Phase B, Section 7 Final Plat (separate attachment)

Location Map:

