
STAFF REPORT

Planning and Zoning:	9/15/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-3297	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1407-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Highland Park Phase D, Section 5; a 14.99-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 east of Mammoth Cave Blvd along the eastern boundary 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 73 single-family residential lots along the southeastern boundary of the Highland Park subdivision. In accordance with the Highland Park ALUR, lots between Walnut Canyon Blvd and Bryce Canyon Drive, along the west side of Bandelier Dr., are characterized as "Garden Home", and permitted to have a minimum lot area of 4,000 square feet with a minimum width of 40 feet. Lots along the east side of Bandelier Dr. are characterized as "Neighborhood House", which are permitted to have a minimum lot area of 5,000 square feet with a minimum width of 45 feet. Lots north of Craters of the Moon Blvd and extending to Bryce Canyon Dr. are characterized as "Neighborhood Villas" and permitted to have a minimum lot area of 7,200 square feet with a minimum width of 60 feet. As approved in the ALUR, the "Neighborhood House" and Neighborhood Villa" house products within this phase of the development will have a mix of front and side loaded garages while the "Garden Home" houses will have an alley loaded garage.

TRANSPORTATION:

The proposed subdivision is accessible from an eastern extension of Craters of the Moon Blvd, Walnut Canyon Blvd, Bryce Canyon Dr., Badlands Dr., and Fossil Beds Dr. Bandelier Drive will provide a north/south connection between Walnut Canyon Blvd and Craters of the Moon Blvd. During the Construction Plan review, the City identified an eastward extension and stub of Bryce Canyon Dr. to the eastern boundary of the subdivision was no longer desired. As allowed in the ALUR, an administrative waiver was approved for the minor street alignment change. As each lot is built, a five foot wide sidewalk will be constructed along each side of all streets in this section.

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:

In accordance with the ALUR, an open space lot adjacent to Lot 33, Block V is provided as public open space, to be dedicated to the City and privately maintained by the HOA. The amount of total parkland required for the Highland Park subdivision is 122.9 acres, of which approximately 108 acres have been dedicated so far (not including this phase or Phase D, Sect. 4). No additional public parkland is proposed or required with this final plat.

STAFF RECOMMENDATION:

While not accepted yet, a subdivision bond was posted for the public improvements, allowing the final plat to be considered for approval. 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 5 Final Plat.

ATTACHMENTS:

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

LOCATION MAP:

