

Planning and Zoning:	11/5/2012	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2012-1481	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1209-01	Phone:	512-990-6300

SUBJECT: Consider a Revised Preliminary Plan for Highland Park Phase B; an 84.74-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Travis County, Texas., in Pflugerville, Texas.

BACKGROUND/DISCUSSION

LOCATION:

The property is located generally north of the Pflugerville Pkwy and Mammoth Cave Blvd. intersection, south of Craters of the Moon Blvd. and east of Kingston Lacy Blvd.

ZONING:

The subject property is zoned Alternative Land Use Regulation (ALUR).

ANALYSIS:

The proposed revision impacts 96 lots and is a reflection of the Second Adjustment to the Highland Park ALUR Development Code, approved administratively on August 9, 2012. Minor changes, revisions and modifications to the Highland Park Development Code and Regulating Plan that do not substantially increase the overall density of development in Highland Park may be approved administratively (City Manager) and includes adjustments to street alignments, district boundaries and location of street types, lot types, open space, flood plains utility facilities, and utility easements. The proposed revision reflects changes to lot type, street type and a reduction from 290 to 282 total residential lots.

Phases B-5, B-6, B-9 and B-12: The proposed adjustment is along Friendship Hill Drive between Bryce Canyon Drive and Walnut Canyon Blvd and reflects a change from the Neighborhood Villas to the Neighborhood House lot type. The Neighborhood House product is currently along the west side of Glacier Bay Street in the western portion of the development. With the lot type adjustment, a modification to the lot configuration also occurred in Phase B-9 and B-12, which resulted in the deletion of an alley.

Phase B-13: The Townhome lot type has been changed to the Cottage lot type, which is a reduction in the number of lots from 63 to 44. The product type is currently found along Craters of the Moon Blvd.

Phase B-10: The Neighborhood Apartment (Duplex) lot type is maintained within this phase however the lots are being subdivided to create 12 single-family lots. The intent of dividing the lots is to not add density to the development but enable individual lots to be sold with the future single-family attached structure. The change is consistent with what has been approved through the Phase D-1 Replat at the intersection of Mammoth Cave Blvd and Portchester Castle Path in 2010.

Phase B-4, B-5, B-10 and B-13: Additional modifications were made to the Street Type standards within the Development Code to increase lane width from an 18-ft pavement width to a 20-ft pavement width. The medians along Walnut Canyon Blvd and Mammoth Cave Blvd were reduced in width to accommodate for the change. Adjustments will not be made to existing lane widths or existing medians.

Transportation:

Phase B is internal to the Highland Park development and is accessible from Kingston Lacy Blvd. to the west, Craters of the Moon Blvd. to the north, Walnut Canyon Blvd. to the south and Mammoth Cave Blvd. to the east. With minor modification as provided above, the transportation network will continue as previously planned with the use of public roads and public alleys to provide for internal circulation.

Traffic Impact:

The proposed revision will not adversely impact traffic within the subdivision.

Water and Sewer:

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 total amount of parkland required for the Highland Park subdivision is 122.9 acres. Phase B was identified with 6.44 acres devoted toward public open space and 2.96 acres of private open space. Remaining public open space to be platted within Phase B consist of 2.35 acres in the three greenways on Mammoth Cave Blvd and 0.09 acres in the three traffic islands along Walnut Canyon Blvd.

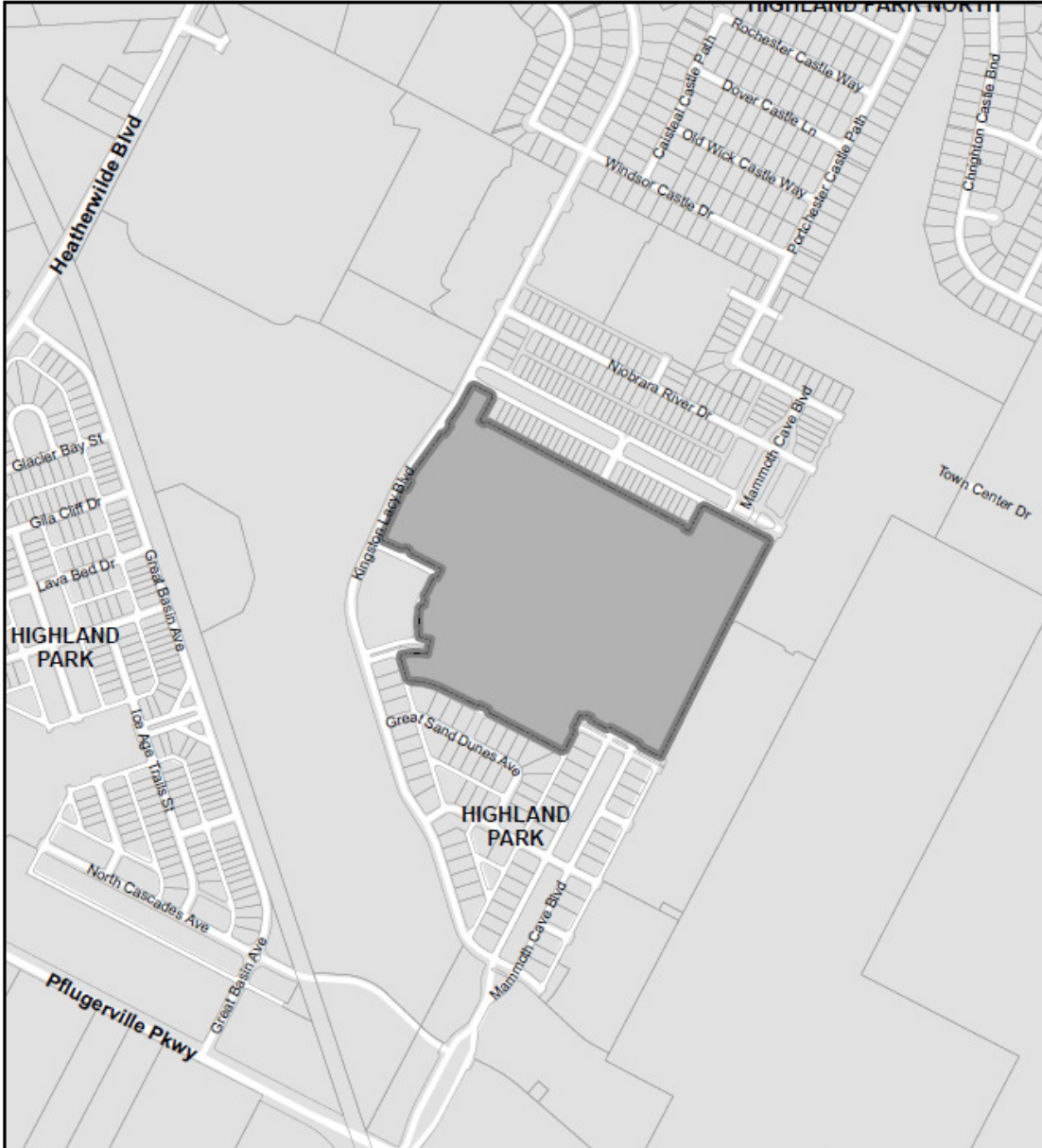
STAFF RECOMMENDATION:

Staff recommends approval of the revisions identified in the staff report and identified in the Highland Park Phase B Revised Preliminary Plan.

ATTACHMENTS:

- Location Map
- Revised Preliminary Plan for Highland Park Phase B (separate attachment)

LOCATION MAP:







Highland Park Ph B
Revision #4

Case Number:
PP1209-01

09/04/2012

Legend

-  Preliminary Plat
-  ETJ
-  City Limits


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.

