

Planning and Zoning:	9/17/2012	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2012-1384	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1202-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Highland Park Phase B, Section 4; a 4.09-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas.

BACKGROUND/DISCUSSION

LOCATION:

The property is located between Kingston Lacy Blvd and Mammoth Cave Blvd, just east of the resident amenity center.

ZONING:

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

ANALYSIS:

The proposed Final Plat consists of fourteen (14) residential lots located east of the amenity center. A small extension of Walnut Canyon Blvd, Tallgrass Prairie Drive and a public alley has been constructed with this section to serve the proposed lots. Walnut Canyon Blvd includes a traffic island which was included in the open space calculation for the development and will be maintained by the HOA per the parks open space and maintenance agreement. Beginning with this phase of the development, the median width along Walnut Canyon Blvd has been reduced slightly to address concerns related to lane width. The adjustment required a minor amendment to the street type identified in the ALUR and was a minor adjustment allowing City Manager approval.

A subdivision variance was approved in August to allow for review of the final plat and approval for reduced fiscal security. The applicant has provided a subdivision bond covering the cost for the remaining improvements, allowing the final plat to be considered by the Planning and Zoning Commission at this time.

Transportation:

The proposed subdivision is accessible from Kingston Lacy Blvd via an extension of Walnut Canyon Blvd and Tall Grass Prairie Drive. A six-foot wide sidewalk will be constructed along both sides of Walnut Canyon Blvd and a five foot wide sidewalk will be built along Tall Grass Prairie Drive as each lot is constructed.

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 traffic island within Walnut Canyon Blvd was included in the ALUR as open space and will be maintained by the HOA. The amount of parkland required for the Highland Park subdivision is 122.9 acres. A total of 95.21 acres of parkland was conveyed in 2010. No additional public parkland is proposed or required with this final plat.

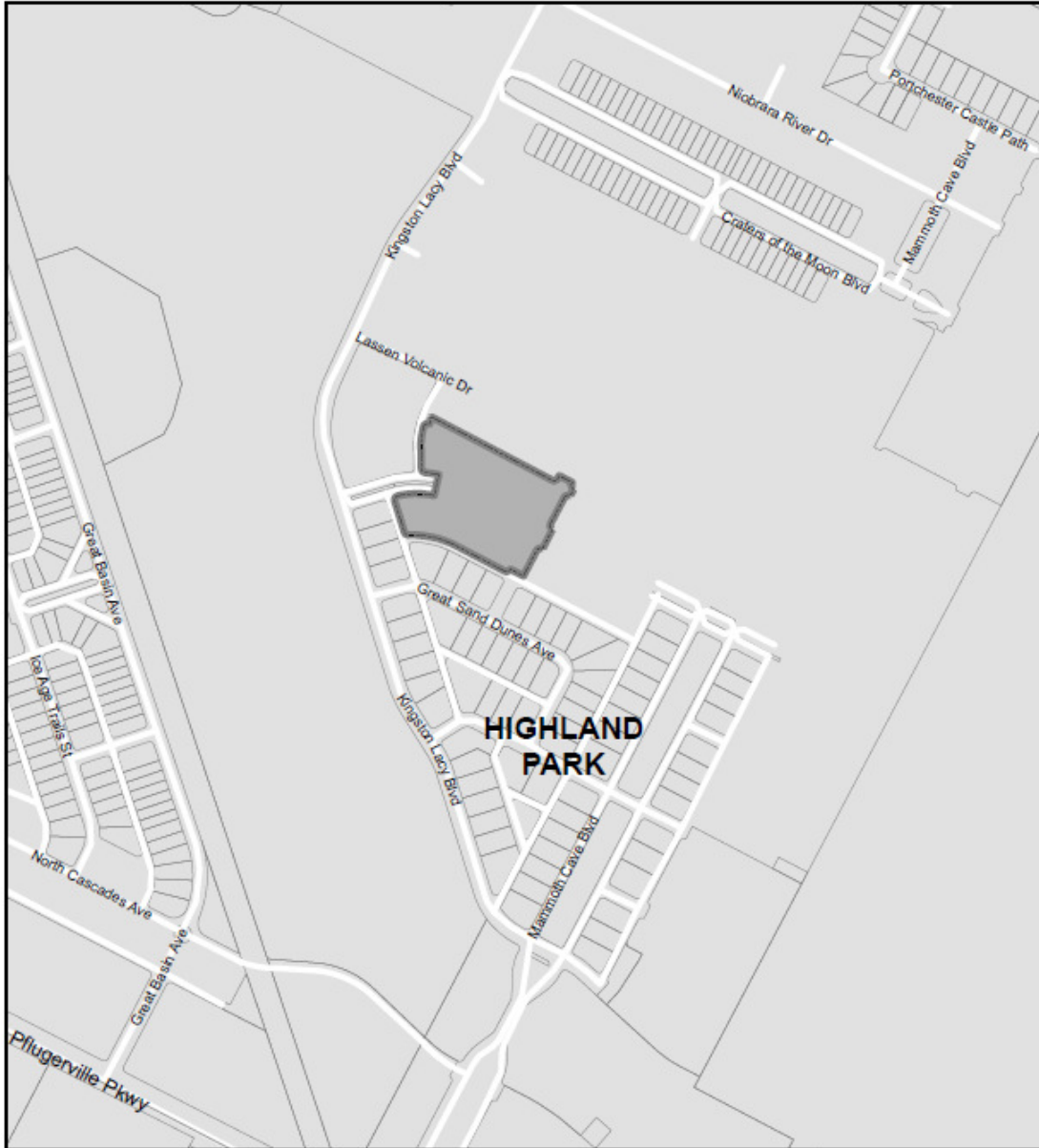
STAFF RECOMMENDATION:






The final plat meets the minimum requirements and staff recommends approval of the Highland Park Phase B, Section 4 Final Plat.

ATTACHMENTS:

- Location Map
- Highland Park Phase B, Section 4 Final Plat (separate attachment)

LOCATION MAP:



<p>Highland Park Phase B Sec 4</p> <p>Case Number: FP-1202-03</p> <hr/> <p>02/15/2012</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 275 550 Feet</p>	<p style="text-align: center;">N</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 style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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