
STAFF REPORT

Planning and Zoning:	9/14/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4277	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1506-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Highland Park Phase D, Section 7; a 6.52-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas.

LOCATION:

The property is located north of the Pflugerville Pkwy and Railroad/Mammoth Cave Blvd. intersection generally west of Kingston Lacy Blvd, in the north central portion 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 28 single-family residential lots within the north central portion of the Highland Park subdivision. In accordance with the Highland Park ALUR, the "Neighborhood Villas" product is proposed in this portion of the development. Per the ALUR, Neighborhood Villas lots are permitted to have a minimum lot area of 7,200 square feet with a minimum width of 60 feet and lot depth of 120 feet. As approved in the ALUR, all of the houses within this phase of the development will have a front loaded garage.

TRANSPORTATION:

The proposed subdivision is accessible from Kingston Lacy Blvd. and will consist of western extensions of Obed River Dr., Noatak Trail, and Niobrara River Dr., all ending in cul-de-sacs. As each lot is built, a five foot wide sidewalk will be constructed along each side of all streets.

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.

PARKS:

The amount of total parkland required for the Highland Park subdivision is 122.9 acres, of which approximately 112.5 acres has been dedicated so far. Lot 1, Block B is a sliver of public open space located at the end of the Obed River Drive cul-de-sac, adjacent to a 10.16-acre tract of land dedicated to the City in 2010. The open space lot will be owned and maintained by the City of Pflugerville.

STAFF RECOMMENDATION:

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 7 Final Plat. A subdivision bond was provided for the public improvements, therefore the final plat will be recorded prior to construction acceptance.

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ATTACHMENTS:

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

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LOCATION MAP:

