



City of Pflugerville

Legislation Text

File #: 2017-6140, **Version:** 1

Authorizing the City Manager to execute a dedication deed for multiple final platted, public open space lots within the Highland Park development.

The Highland Park residential subdivision was approved through an Alternative Land Use Regulation (ALUR) in 2002. Designed with a traditional neighborhood design, the development consists of varying residential lot sizes and housing types along with various public and private open space areas. Examples of public open space approved with the ALUR include the large tracts of land between Kingston Lacy Blvd. and Great Basin Ave. as well as medians within Mammoth Cave Blvd. and Craters of the Mood Blvd., all known as "Greenways". Less obvious public open spaces are "Traffic Islands" within Walnut Canyon Blvd. as well as very small "Natural Areas" adjacent to the lots on Portchester Castle Path. An amendment to the ALUR approved in 2007 identified approximately 122.9 acres of total public open space in the subdivision to be dedicated to the City, of which approximately 107.72 acres has been dedicated to date. An attached exhibit identifies the open space areas within the development, clarifies the areas that are considered public, and those that will be dedicated to the City.

A dedication deed with warranty is proposed from Continental Homes of Texas, L.P., for public open spaces within Phase A, Section 2C. The proposed deed dedicates two "Traffic Islands" along Crater Lake Drive and one "Traffic Island" along Great Smoky Mountains Drive (attached exhibit numbers 14, 15, and 65). One public open space "Recreational Park" in the middle of Katmai Circle is proposed for dedication (attached exhibit number 13). The subject property was all included in the Highland Park Phase A, Section 2C final plat, recorded in Travis County Doc. No. 201500101.

Deadline for City Council Action

N/A

Fiscal Impact

While the property is proposed to be dedicated to the City, the Homeowner's Association will provide private maintenance to all aforementioned public open space lots to ensure a consistent appearance throughout the development. As with previous dedications within the development, an improvement and maintenance agreement will be established and approved administratively.

Staff Recommendation

Staff recommends approval.

Drafter

Emily Barron, AICP
Planning Director