

Planning and Zoning:	3/4/13	Staff Contact:	Lindsay Key, Planner I
Agenda Item:	2013-1712	E-mail:	lindsayk@pflugervilletx.gov
Case No.	FP1301-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat and a Subdivision Variance for Spring Trails Phase 9; a 7.559-acre tract of land out of the John Van Winkle Survey No. 70, Abstract 787, in Pflugerville, Texas. (FP1301-02)

BACKGROUND/DISCUSSION

Location:

The Spring Trails subdivision is located generally southeast of the Schultz Lane and New Meister Lane intersection, in the northwest portion of the City limits. Phase 9 is located in the north central portion of the Spring Trails subdivision, east of Springbrook Road and north of Pencil Cactus Drive.

Zoning:

The Spring Trails subdivision is zoned Single-Family Suburban (SF-S) District. The proposed single-family land use is consistent with the zoning.

Analysis:

The Subdivision Variance is required in order for the Final Plat to move forward before construction of public infrastructure, which is currently underway, is approved. The applicant has provided reduced fiscal security in the amount of 110% of the cost of all outstanding construction items.

The proposed Final Plat consists of 27 single-family residential lots and includes an extension of Star Gazer Way. The proposed final plat is consistent with the phasing and Preliminary Plan configuration.

Spring Trails Phase 1-B final plat dedicated 14 acres of land located outside of the 100-year flood plain. No additional parkland is proposed or required with this final plat.

Transportation:

The proposed subdivision provides an extension of a thru street, which will be maintained by the City. Access to the proposed phase is through Star Gazer Way

Water and Sewer:

Water and wastewater will be provided by the City of Pflugerville.

Parks:

No additional parkland dedication is required or proposed with this final plat.

Pflugerville
Planning and Zoning
Commission

AGENDA REPORT

STAFF RECOMMENDATION:





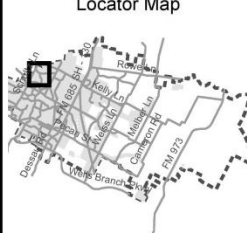
Staff recommends approval of the Spring Trails Phase 9 Final Plat.

ATTACHMENTS:

- Location Map
- Subdivision Variance Request
- Spring Trails Phase 9 Final Plat (separate attachment)

LOCATION MAP:



<p>Spring Trails Ph 9</p> <p>Case Number: FP1301-02</p> <p>01/22/2013</p>	<p>Legend</p> <ul style="list-style-type: none">  Final Plat  City Limits  ETJ <p>0 255 510 1,020 Feet</p>	<p style="text-align: center;">N</p> <p>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.</p> <p style="text-align: center;"> PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p> 
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