

**FINAL REPORT**

<b>Planning and Zoning:</b>	12/16/2013	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2013-2559	<b>E-mail:</b>	<a href="mailto:jeremyf@pflugervilletx.gov">jeremyf@pflugervilletx.gov</a>
<b>Case No.</b>	FP1309-03	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Spring Trails Phase 7; a 6.258-acre tract of land out of the John Van Winkle Survey No. 70, Abstract 787, in Pflugerville, Texas. (FP1309-03)

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**Location:**

The Spring Trails subdivision is located southeast of the Schultz Lane and New Meister Lane intersection, in the northwest portion of the City limits. Phase 7 is located in the central portion of the subdivision, west of Springbrook Road and north of the open space lot.

**Zoning:**

The subdivision is zoned Single-Family Suburban (SF-S) District.

**Analysis:**

The proposed Final Plat consists of 23 single-family residential lots and includes an extension of Autumn Sage Way and Star Gazer Way. The public improvements are currently under construction and fiscal security has been provided. The proposed final plat is consistent with the revised Preliminary Plan.

**Transportation:**

The proposed subdivision provides an extension of Autumn Sage Way and Star Gazer Way, which will be maintained by the City.

**Water and Sewer:**

Spring Trails was a part of the North Travis County MUD No. 5 which maintains a wholesale contract with Manville Water Corporation. As currently provided throughout the Spring Trails subdivision, water and wastewater will continue to be provided by the City of Pflugerville.

**Parks:**

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.

**STAFF RECOMMENDATION:**

The plat meets minimum state and local requirements and staff recommends approval of the Spring Trails Phase 7 Final Plat.

**ATTACHMENTS:**

- Location Map
- Spring Trails Phase 7 Final Plat (separate attachment)

**LOCATION MAP:**

