

FINAL REPORT

Planning and Zoning:	12/16/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-2560	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1309-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Spring Trails Phase 8; an 8.106-acre tract of land out of the John Van Winkle Survey No. 70, Abstract 787, in Pflugerville, Texas. (FP1309-04)

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 8 is located in the central portion of the subdivision, along the east side of Schultz Lane 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 27 single-family residential lots and an extension of Autumn Sage Way with an intersection at Schultz Lane. An existing sanitary control easement is located within the plat boundary and encroaches into a portion of two residential lots as well as a portion of Autumn Sage Way. As referenced in the easement and further identified in Note 18, the permits the construction of homes, buildings and other improvements as long as the improvements do not include septic tanks, privies, cesspools, feed lots, stock pens, underground petroleum and chemical storage tanks or pipelines, and improperly constructed water wells. The presence of the easement does not impact the use or constructability of the lot or right of way.

Public improvements associated with the subdivision are currently under construction and fiscal security has been provided. The proposed final plat is consistent with the revised Preliminary Plan.

Transportation:

The subdivision provides an extension of Autumn Sage 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.

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STAFF RECOMMENDATION:

The plat meets minimum state and local requirements and staff recommends approval of the Spring Trails Phase 8 Final Plat.

ATTACHMENTS:

- Location Map
- Spring Trails Phase 8 Final Plat (separate attachment)

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LOCATION MAP:

