

Planning and Zoning 1/3/2010

Agenda Item: 2010-0365

Case No. FP1011-01

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SUBJECT: Consider a Final Plat for Spring Trails Ph. 3 a 10.69-acre tract of land out of the John Van Winkle Survey No. 70, Abstract 787, in Pflugerville, Texas.

LOCATION:

The property is located generally east of the Springbrook Rd and Pencil Cactus Dr intersection in the Spring Trails subdivision. The proposed subdivision is surrounded to the north, east and south by existing platted single-family lots that were included in Phase 1-B.

ZONING:

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

ANALYSIS:

The proposed Final Plat consists of 39 single-family residential lots and includes an extension of Lonesome Lilly Way and Leaping Frog Lane. The proposed final plat is consistent with the phasing and Preliminary Plan configuration.

Spring Trails Phase 1-B final plat dedicated approximately 42 acres of parkland with approximately 13 acres located outside of the 100 year flood plain. No additional parkland is proposed or required with this final plat.

INFRASTRUCTURE IMPACTS:

Transportation: The proposed subdivision provides an extension of two thru streets, which will be maintained by the City. Access to the proposed phase is through Pencil Cactus Dr. and Springbrook Rd

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

Parks: No parkland is proposed, nor required with this final plat.

STAFF RECOMMENDATION:

The Spring Trails Phase 3 Final Plat meets all minimum requirements and therefore Staff recommends approval.

ATTACHMENTS:

- Location Map
- Spring Trails Phase 3 Final Plat (separate attachment)

