

**STAFF REPORT**

<b>Planning and Zoning:</b>	5/5/2014	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2014-2925	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1403-03	<b>Phone:</b>	512-990-6300

---

**SUBJECT:** Approving a Final Plat for Avalon Phase 15A; a 12.90-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas.

---

**Location:**

The property is located within the Avalon subdivision, generally north of Kelly Lane and west of Weiss Lane in the Extraterritorial Jurisdiction (ETJ). The final plat is for 12.90 acres located northeast of the Jakes Hill Road and Grail Hallows Road intersection, in the northeastern portion of the Avalon development.

**Zoning:**

The subject property is in the ETJ; therefore the property is not zoned. The Avalon development is governed by a Comprehensive Development Agreement between KM Kelly Lane, LTD and the City of Pflugerville. A second amendment was recently approved in April 2013 in order to clarify expectations regarding setbacks and afford reasonable flexibility regarding the administration of the approved concept plan for the allocation and distribution of various lot types.

**Analysis:**

The final plat consists of 41 single-family residential lots, 3 open space and drainage lots, and an extension of 5 public streets. The configuration of the subdivision is consistent with the preliminary plan and lot sizes are consistent with the conceptual plan reflected in the recent amendment to the development agreement.

**Transportation:**

The plat includes an extension of Isle of Glass Street, a new collector street that will intersect with Abbey Park Way in Phase 9B and will connect the northeast portion of Avalon to Jakes Hill Road. Additional local roads included in this plat are Druid Path, Ploughshores Lane, Dunstan Beacon Lane, and Severn Sea Place. Streets and drainage improvements will be accepted through Travis County Commissioner's Court for maintenance.

**Water and Sewer:**

Water and wastewater public improvements are currently under construction and a subdivision bond was provided to allow the final plat to be considered at this time. Water service will continue to be provided by Manville Corporation (wholesale) and the City of Pflugerville (retail). Wastewater service will be provided by the Kelly Lane WCID #1 Municipal Utility Districts, which is wholesale wastewater service from the City of Pflugerville. Wastewater impact fees were collected with the final plat application.

**STAFF REPORT**

**Parks:**

Per the Comprehensive Development Agreement between KM Kelly Lane, LTD and the City of Pflugerville, the developer is required to dedicate land equal to 20% of the total acreage of the Avalon development for use as neighborhood parks, open areas, and school sites. Lot 15, Block UU, Lot 25, Block KK, and Lot 44, Block WW are open space/drainage lots allowed to be considered in the parkland requirement. With the 3 additional lots, a total of 50.26 acres will be dedicated to date.

**STAFF RECOMMENDATION:**

The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.







**ATTACHMENTS:**

- Location Map
- Avalon Ph. 15A Final Plat (separate attachment)

**FINAL REPORT**

**LOCATION MAP:**



<p><b>Avalon Ph. 15A</b></p> <hr/> <p><b>Case Number:</b>  <b>FP1403-03</b></p> <hr/> <p><b>03/24/2014</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> City Limits</li> <li> ETJ</li> </ul> <p></p>	<p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax roll information that is certified annually.</small></p> <p>where quality meets life  <b>PFLUGERVILLE</b>    TEXAS</p>	<p><b>Locator Map</b></p> 
--	--	--	---