

STAFF REPORT

Planning and Zoning:	12/7/2015	Staff Contact:	Erin Sellers, Planner II
Agenda Item:	2015-4472	E-mail:	erins@pflugervilletx.gov
Case No.	FP1510-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Avalon Phase 16A; a 9.96-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1510-02)

LOCATION:

The property is located within the Avalon subdivision, generally north of Kelly Lane and west of Weiss and Hodde Lane in the Extraterritorial Jurisdiction (ETJ). The final plat is for 9.96 acres located along Hodde Lane, at the northeastern corner 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 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 48 single-family residential lots, one (1) open, and three (3) public streets. The configuration of the subdivision is generally 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 extensions of Dunstan Beacon Lane, Cherubini Trail, and Shinning Isle Run. Streets and drainage improvements will be accepted through Travis County Commissioner's Court for maintenance.

UTILITIES:

Fiscal security was posted for water and wastewater public improvements as they have not been formally accepted by the City of Pflugerville. Water will be provided by Manville Corporation (wholesale) and the City of Pflugerville (retail). Wastewater service will be provided by the Kelly Lane WCID #2 Municipal Utility Districts, which is wholesale wastewater service from the City of Pflugerville. Wastewater impact fees were collected with the final plat application.

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

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development for use as neighborhood parks, open areas, and school sites. No public parkland dedication is proposed with this final plat phase.

STAFF RECOMMENDATION:

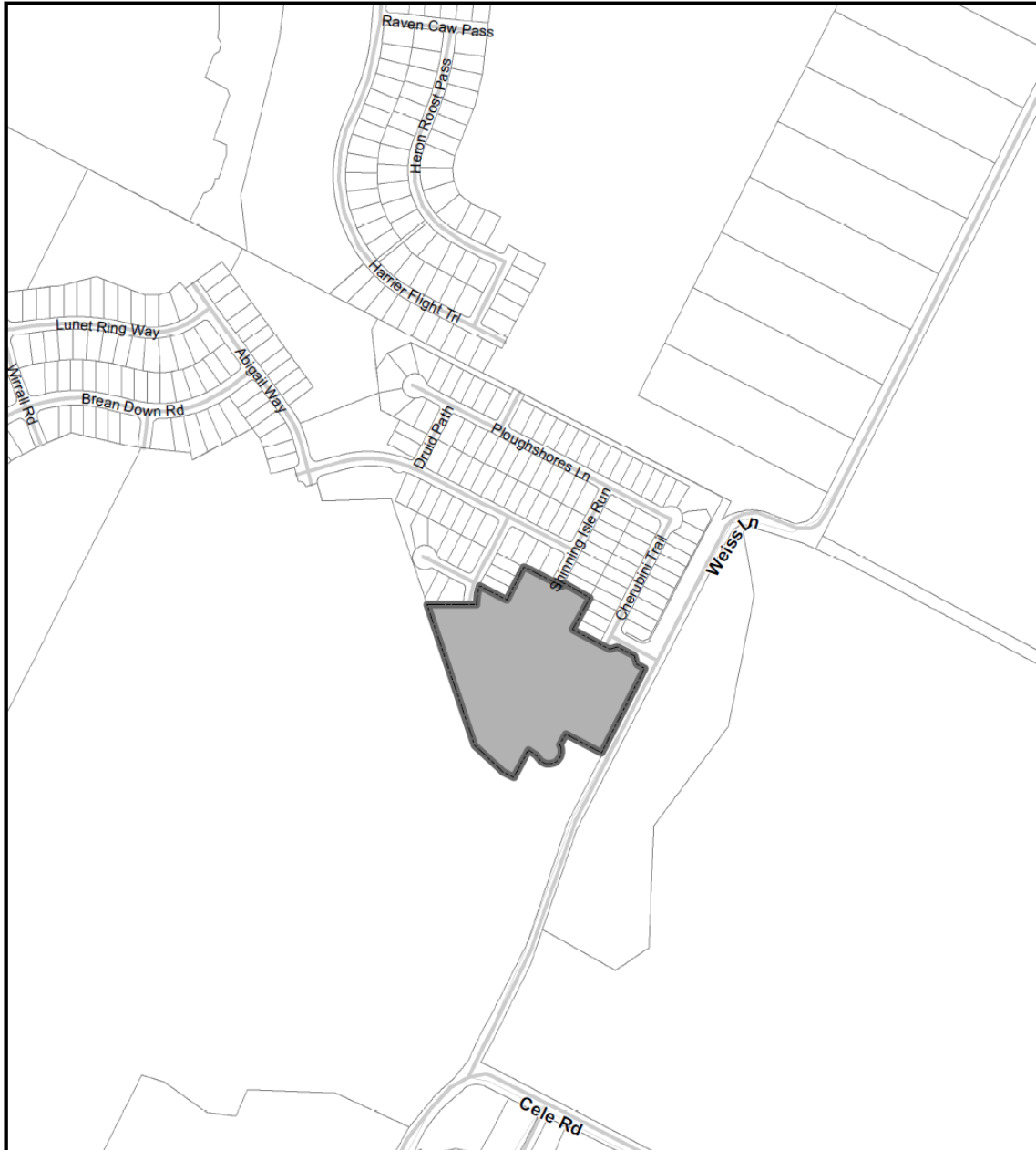
The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.

ATTACHMENTS:

- Location Map
- Avalon Ph. 16A Final Plat (separate attachment)

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LOCATION MAP:






Falcon Pointe Pod 7
Entrance Rd

Case Number:
FP1510-01

10/05/2015

Legend

-  Subject Property
-  ETJ
-  City Limits

0 425 850 Feet

N

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.

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