

STAFF REPORT

Planning and Zoning:	10/5/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4323	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1504-08	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Avalon Phase 11B; a 16.30-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 16.30 acres located northeast of the Jakes Hill Road and Grail Hollows Road intersection, in the northern 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 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. A third amendment was approved on September 29, 2015 to allow wastewater impact fees to be paid prior to the issuance of a building permit in lieu of at time of final plat.

ANALYSIS:

The final plat consists of 38 single-family residential lots, one landscape lot, one open space and drainage easement lot, one landscape, open space and drainage easement lot, and three 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 second amendment to the development agreement.

TRANSPORTATION:

The plat includes an extension and connection of Abigail Way to Jakes Hill Road, extension of Wirral Road to terminate as a cul-de-sac, and a new street named Cadbury Castle Lane to provide a connection between Wirral Rd. and Abigail Way. Four foot wide sidewalks will be provided along both sides of all streets. Streets and drainage improvements will be accepted through Travis County Commissioner's Court for maintenance.

UTILITIES:

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 will be collected with building permits.

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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 34, Block HH is a private landscape lot that will be owned and maintained by the homeowner's association.

STAFF RECOMMENDATION:

Fiscal by means of a subdivision bond, or public infrastructure acceptance will be required before the final plat can be recorded. The final plat meets the minimum state and local requirements, and is consistent with the development agreements, as amended. Staff recommends approval.

ATTACHMENTS:

- Location Map
- Avalon Ph. 11B Final Plat (separate attachment)

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LOCATION MAP:

