

FINAL REPORT

Planning and Zoning:	6/3/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-1880	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1304-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Avalon Phase 7B; an 11.744-acre tract of land out of the Phillip Golden Survey No. 17, Abstract No. 328, in Pflugerville, Texas.

Location:

The property is located within the Avalon subdivision, generally north of Kelly Lane and west of Weiss Lane in the ETJ. The final plat is for 11.74 acres located northeast of the Crispin Hall Lane and Moorlynch Avenue intersection, in the western 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 44 single-family residential lots and an extension of 3 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 Moorlynch Avenue, a collector street that intersects with Kelly Lane; an extension of Falsterbo Drive, a local street that connects to the Fairways of Blackhawk subdivision; and Cerridwen Drive, a local street which intersects with Falsterbo Drive and Crispin Hall Lane. Streets and drainage improvements will be accepted through Travis County Commissioner's Court for maintenance.

Water and Sewer:

Water and wastewater public improvements have been constructed and were accepted for maintenance by the City on May 23, 2013. 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.

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Parks:

Although public parkland dedication is not provided with this final plat, public parkland and open space is allocated throughout the Avalon development per the development agreement.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Avalon Ph. 7B Final Plat (separate attachment)

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LOCATION MAP:

