

STAFF REPORT

Planning and Zoning:	2/3/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-2618	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1311-05	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Avalon Ph. 10; a 15.85-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1311-05)

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 15.85 acres located northwest of the Jakes Hill Road and Crispin Hall Lane intersection, in the northwestern 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 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 54 single-family residential lots, 1 open space/drainage easement lot, and four 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.

Under current conditions, the "Ultimate 1% Annual Chance Floodplain", more commonly known as the 100-year floodplain, extends throughout Phase 10. As allowed by the Federal Emergency Management Agency (FEMA), a Letter of Map Change (LOMC) was approved in 2013 which proved that Lots 36-41, Block EE and Lots 17 and 18, Block FF were no longer within the limits of the floodplain. The remaining residential lots within Phase 10 however are currently within the existing floodplain. Based on a FEMA approved Conditional Letter of Map Revision (CLOMR), the fully developed conditions of the drainage improvements will adjust the 1% Annual Chance Floodplain to not exceed the limits of Lot 74, Block EE, removing the residential lots from the FEMA floodplain. A separate permanent drainage easement within Lot 74, Block EE was previously dedicated to Travis County in 2006 (Travis County Doc. No. 2006006334) for the permanent limits of the FEMA floodplain and maintenance within the easement shall be by Travis County.

Upon acceptance of the drainage improvements by Travis County, a Letter of Map Revision based on Fill (LOMR-F) will be submitted to their floodplain administrator and be ultimately

STAFF REPORT

approved by FEMA to permanently reflect the change in the 1% Annual Chance Floodplain limits.

As required by the Unified Development Code, the 1% Annual Chance Floodplain is required to be located within a drainage easement. Given the proposed floodplain modifications, temporary drainage easements will be established to reflect the existing floodplain limits throughout Phase 10, and a note has been added to the plat to prohibit issuance of building permits on the affected lots until such time that the aforementioned LOMR-F has been approved by FEMA. The temporary drainage easements contain language which state the easements will become automatically terminated at time that FEMA approves the LOMR-F, after which building permits may be issued by the City of Pflugerville for the impacted single-family lots.

Transportation:

Primary access to this phase is through the western extension of Grail Hollows Road, a minor collector street which intersects with Jakes Hill Road. A portion of Rhiannon Lane and Lady of the Lake Lane are included as well as a new cul-de-sac named Grail Hollows Cove. A 4-ft wide sidewalk will be provided throughout the subdivision and a 6-ft wide sidewalk is provided along the west side of Jakes Hill Road. Streets and drainage improvements will be maintained by Travis County.

Water and Sewer:

Water service will continue to be provided by Manville Water Supply Corporation (wholesale) and the City of Pflugerville (retail). Wastewater service will be provided by the Kelly Lane Water Control Improvement District (WCID) #2, which is wholesale wastewater service from the City of Pflugerville. Wastewater impact fees were collected with the final plat.

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 74, Block EE is a 3.52 acre open space lot containing a drainage easement for floodplain. According to the development agreement, the 3.52 acres will be considered a part of the parkland/open space requirement and the property will be owned and maintained by the District or Homeowner's Association.

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. 10 Final Plat (separate attachment)

STAFF REPORT

LOCATION MAP:

