

STAFF REPORT

Planning and Zoning:	11/3/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-3425	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1409-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Avalon Phase 5A; a 20.63-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 20.63 acres located northeast of the Kelly Lane and Jakes Hill Road intersection, in the southeastern 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.

REQUEST:

The final plat consists of 49 single-family residential lots, 1 public open space 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.

TRANSPORTATION:

The plat includes an extension of Crispin Hall Lane and Glaston Bury Trail, as well as two new streets named Kolsti Way and Polden Hills Way. Streets and drainage improvements will be accepted through Travis County Commissioner's Court for maintenance.

UTILITIES:

Water and wastewater public improvements are currently under construction and will ultimately be accepted by the City of Pflugerville. Water 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.

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. Lot 89 Block Z is a public open space and drainage easement lot with an extension of the hike and bike trail, all of which will be owned and maintained by Kelly Lane WCID No. 1. With the proposed open space lot, a total of 69.63 acres has been dedicated to date.

STAFF RECOMMENDATION:

A subdivision bond was posted for the public improvements, allowing the final plat to be considered for approval. The final plat meets the minimum state and local requirements, and is consistent with the development agreement and Preliminary Plan. Staff recommends approval.

ATTACHMENTS:

- Location Map
- Avalon Ph. 5A Final Plat (separate attachment)

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LOCATION MAP:

