

STAFF REPORT

Planning and Zoning:	8/3/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4094	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1504-06	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Avalon Phase 8B; a 0.81-acre tract of land out of the Philip Golden Survey No. 17, Abstract No. 328, 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 0.81 acres located northwest of the Kelly Lane and Jakes Hill Road 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 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 4 single-family residential lots and 1 private open space/drainage easement lot. A Letter of Map Revision Based on Fill (LOMR-F) was approved by FEMA, in February 2015, resulting in a removal of the single family lots from the 1% annual chance floodplain. 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.

UTILITIES:

Water and wastewater public improvements have been constructed and 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 development for use as neighborhood parks, open areas, and school sites. Lot 32, Block L is a private open space/drainage easement lot that will be owned and maintained by the homeowner's association or WCID. At time of plat preparation, a total of 62.43 acres had been dedicated to date.

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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. 8B Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:



<p>Avalon Ph 8B</p> <hr/> <p>Case Number: FP1504-06</p> <hr/> <p>4/13/2015</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property City Limits ETJ <p>0 125 250 500 Feet</p>	<p style="text-align: center;">N ↑ Z</p> <p><small>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.</small></p> <p style="text-align: center;"> where quality meets life PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p>
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