

STAFF REPORT

Planning and Zoning:	5/5/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-2926	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1404-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Avalon Ph. 9B; an 11.01-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 11.01 acres located northeast of the Jakes Hill Road and Grail Hallows Road intersection, in the northeastern 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 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 47 single-family residential lots and three 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 through the eastern portion of the proposed final plat. As allowed by the Federal Emergency Management Agency (FEMA), a Letter of Map Revision (LOMR) was approved in 2013 which reduced the original extent of the floodplain in this area. Under current conditions, the residential lots within Block KK and LL remain within the existing floodplain. Based on a FEMA approved Conditional Letter of Map Revision (CLOMR), the fully developed conditions of the drainage improvements will further adjust the 1% Annual Chance Floodplain to remove the residential lots completely from the FEMA floodplain. 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 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, a temporary drainage easement will be established to reflect the existing floodplain limits throughout 9B, and a note has been added to the plat to prohibit issuance of building permits on

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the affected lots until such time that the aforementioned LOMR-F has been approved by FEMA. The temporary drainage easement contains 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 Grail Hollows Road, a minor collector street which intersects with Jakes Hill Road and Brean Down Road. An extension of Brean Down Road, Warrall Road and Abigail Way are all included within this final plat. A 4-ft wide sidewalk will be provided throughout the subdivision. 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. No parkland is included with this final plat, and a total of 46.66 acres have been dedicated to date (not including the Avalon Ph. 15A final plat).

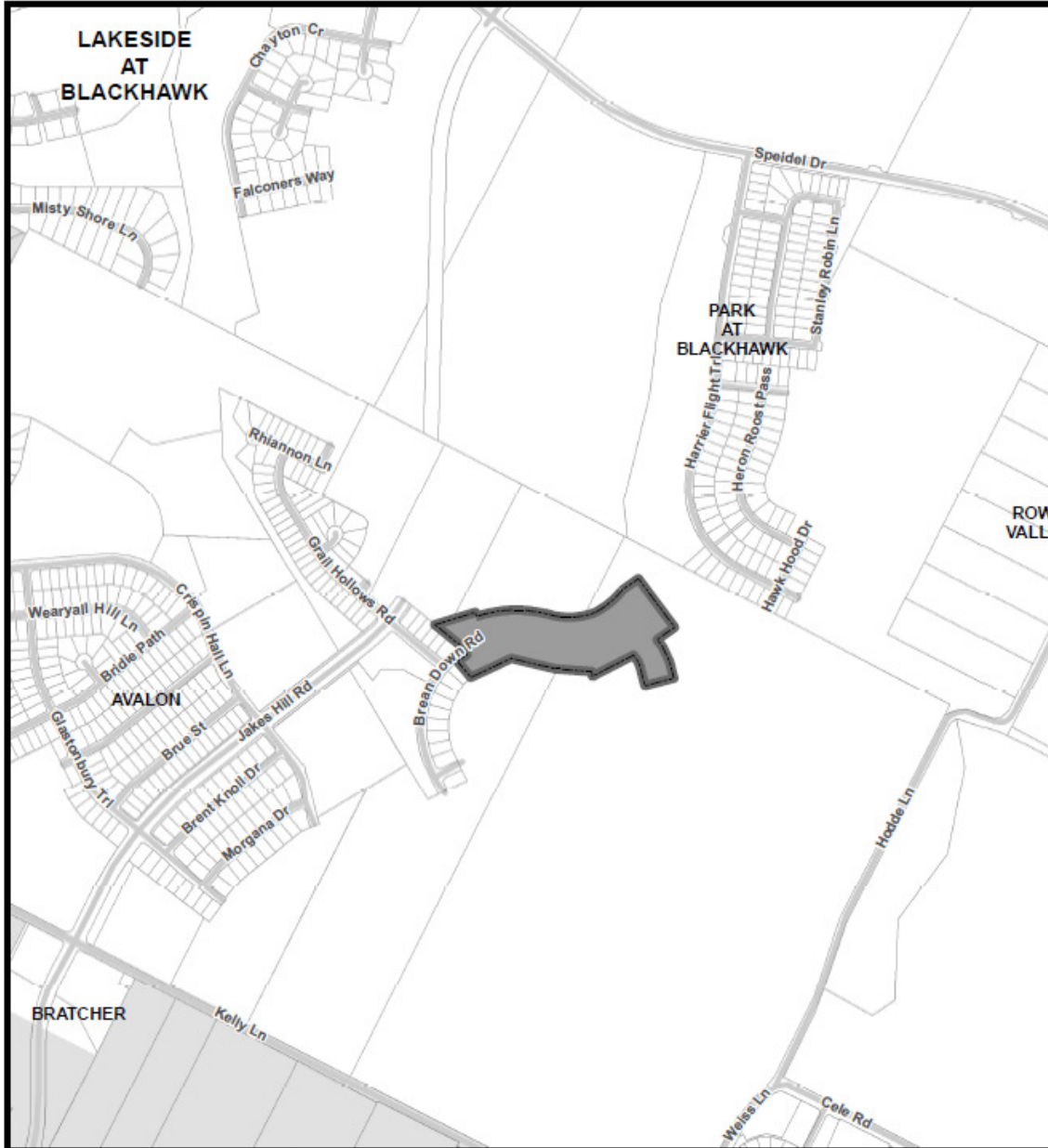
STAFF RECOMMENDATION:

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. 9B Final Plat (separate attachment)

LOCATION MAP:



<p>Avalon Ph. 9B</p> <hr/> <p>Case Number: FP1404-01</p> <hr/> <p>04/07/2014</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property City Limits ETJ <p style="text-align: center;"> </p>	<p style="text-align: center;"> N </p> <p style="font-size: 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. </p> <p style="text-align: center;"> </p>	<p style="text-align: center;">Locator Map</p>
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