

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/19/2016	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2016-5151	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1602-03	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Avalon Phase 17A; an 18.81-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1602-03)

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**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 18.81 acres located northeast of the Kelly Lane and Jakes Hill Road intersection, in the southern 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. A third amendment was approved to allow consistency between the new UDC process and the original development agreement.

**REQUEST:**

The final plat consists of 78 single-family residential lots, 1 landscape lot, 1 open space lot, and six public streets. The landscape lot is located along the north side of Kelly Lane and will be owned/maintained by the homeowner's association. The open space lot is located along the east side of the subdivision, will be credited toward the required open space, and will be owned/maintained by the Kelly Lane WCID No. 1. The configuration of the subdivision is consistent with the preliminary plan.

**TRANSPORTATION:**

A total of 20 feet of Kelly Lane right of way is dedicated with this plat for the future expansion of Kelly Lane. Levels Trail is a new street providing connection to Kelly Lane and to the extension of Gildas Path and Tin Taqel Path. Camlann Place and Pilton Drive are additional new local streets in this plat. Sidewalk will be provided along both sides of all streets, and a hike and bike trail extension is provided within the open space lot. The streets and drainage improvements will be accepted through Travis County Commissioner's Court for maintenance.

**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

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Districts, which is wholesale wastewater service from the City of Pflugerville. Wastewater impact fees will be collected with building permit now, per the third amendment to the development agreement.

### **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 space areas, and school sites. Lot 83, Block Z is a 0.58 acre open space lot that is credited toward the required open space and will be owned and maintained by the Kelly Lane WCID No. 1, until such time that the subdivision is annexed.

### **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. 17A Final Plat (separate attachment)

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### LOCATION MAP:

