

STAFF REPORT

Planning and Zoning:	12/5/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-5368	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1609-07	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Avalon Phase 16B; a 2.28-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1609-07)

LOCATION:

The property is located within the Avalon subdivision, generally north of Kelly Lane and west of Weiss and Hodde Lane in the Extraterritorial Jurisdiction (ETJ). The final plat is for 2.28 acres located along Hodde Lane, at the northeastern corner 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.

ANALYSIS:

The final plat consists of five single-family residential lots, one open space and drainage easement lot, and one open space and landscape lot. The configuration of the subdivision is generally consistent with the preliminary plan.

TRANSPORTATION:

The plat includes right of way dedication along Hodde Lane consistent with the development agreement.

UTILITIES:

Water will be provided by Manville Corporation (wholesale) and the City of Pflugerville (retail). Wastewater service will be provided by the Kelly Lane WCID #2 Municipal Utility Districts, which is wholesale wastewater service from the City of Pflugerville.

PARKS:

Public parkland has been allocated throughout the overall Avalon development, in accordance with the Comprehensive Development Agreement between KM Kelly Lane, LTD and the City of Pflugerville. No public parkland dedication is proposed or required with this final plat phase.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, and is consistent with the development agreement. Staff recommends approval.

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ATTACHMENTS:

- Location Map
- Avalon Ph. 16B Final Plat (separate attachment)

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LOCATION MAP:

