

STAFF REPORT

Planning and Zoning:	5/1/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2017-5753	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1701-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Avalon Phase 13B; a 1.08-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 1.08 acres located southwest of the Isle of Glass Street and Abigail Way intersection, in the northeastern portion of the Avalon development.

ZONING:

The subject property is in the ETJ and not zoned. The Avalon development is governed by a Comprehensive Development Agreement between KM Kelly Lane, LTD and the City of Pflugerville, which established the general layout of the subdivision and applicable development standards. 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 five (5) single-family residential lots located along the west side of Abigail Way and south side of Isle of Glass Street. The lots were left out of the Avalon Ph. 13 final plat due to encroaching floodplain. A Letter of Map Revision (LOMR) for the floodplain was approved by the Federal Emergency Management Agency (FEMA) after construction of the improvements in the area. The lots are no longer in the floodplain and may be developed into single-family homes. The configuration of the subdivision is consistent with the preliminary plan and lot sizes are consistent with the conceptual plan.

TRANSPORTATION:

Right of way for the adjacent streets was dedicated with the Avalon Ph. 13 final plat and no additional right of way is required to be included in this plat.

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 #2 Municipal Utility Districts, which is wholesale wastewater service from the City of Pflugerville.

STAFF REPORT

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. Land has been previously allocated throughout the development and no open space or parkland areas are proposed or required to be included in this final plat. The nearest open space area with hike and bike trail is located across the street from the subject lots, along the east side of Abigail Way.

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. 13B Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:

