

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/5/2018	<b>Staff Contact:</b>	Abigail Rose, Planner II
<b>Agenda Item:</b>	2018-7163	<b>E-mail:</b>	abbeyr@pflugervilletx.gov
<b>Case No.</b>	FP1804-03	<b>Phone:</b>	512-990-6306

---

**SUBJECT:** Approving a Final Plat for Avalon Phase 17B; a 12.384-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1804-03)

---

**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 12.384 acres just west of Phase 14 of the development which is located along Hodde Lane, at the eastern side 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.

**ANALYSIS:**

The final plat consists of 12 single-family residential lots, one (1) open space & drainage lot totaling 10.345 acres. The configuration of the subdivision is consistent with the most recent administratively approved preliminary plan amendment and lot sizes are consistent with the conceptual plan reflected in the recent amendment to the development agreement.

**TRANSPORTATION:**

The plat doesn't include extensions of any streets due to it being a north addition of Phase 17A. Upon completion of any work in the Avalon subdivision, the streets and drainage improvements will be accepted through Travis County Commissioner's Court for maintenance.

**UTILITIES:**

Water will be provided by Manville Corporation (wholesale) and the City of Pflugerville (retail). Wastewater service will be provided by Kelly Lane WCID #2 Municipal Utility District, which receives wholesale and retail wastewater service from the City of Pflugerville. The construction of water and wastewater public improvements will need to be completed prior to the recordation of the plat unless fiscal security is posted in the amount of 110% of the cost of the improvements.

**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. Lot 85, Block Z is a public open space and drainage lot that will be owned and maintained by the Kelly Lane W.C.I.D. No.1 and No.2. The General Warranty Deed for the parkland will be required prior to the plat being placed on Commissioner's Court.

**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. 17B Final Plat (separate attachment)

**STAFF REPORT**

**LOCATION MAP:**

