

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/2/2019	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-7952	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1910-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Carmel West Phase 3 Section 3; an approximate 1.479-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496; in Pflugerville Texas. (FP1910-02)

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**LOCATION:** The property is located within the eastern extent of Carmel West, east of Weiss Ln, south of Jesse Bohls Rd, north of the 1849 Park.

**ZONING:** The property is zoned Agriculture/Development Reserve (A) and part of Travis County MUD No. 23.

**ANALYSIS:**

The final plat proposes to establish a segment of Melber Lane right of way and one HOA landscape lot.

**TRANSPORTATION:**

Right of way dedication is included for the future extension of Melber Lane.

**UTILITIES:**

Water and wastewater will be provided by the City of Pflugerville.

**PARKS:**

No parkland is required.

**STAFF RECOMMENDATION:**

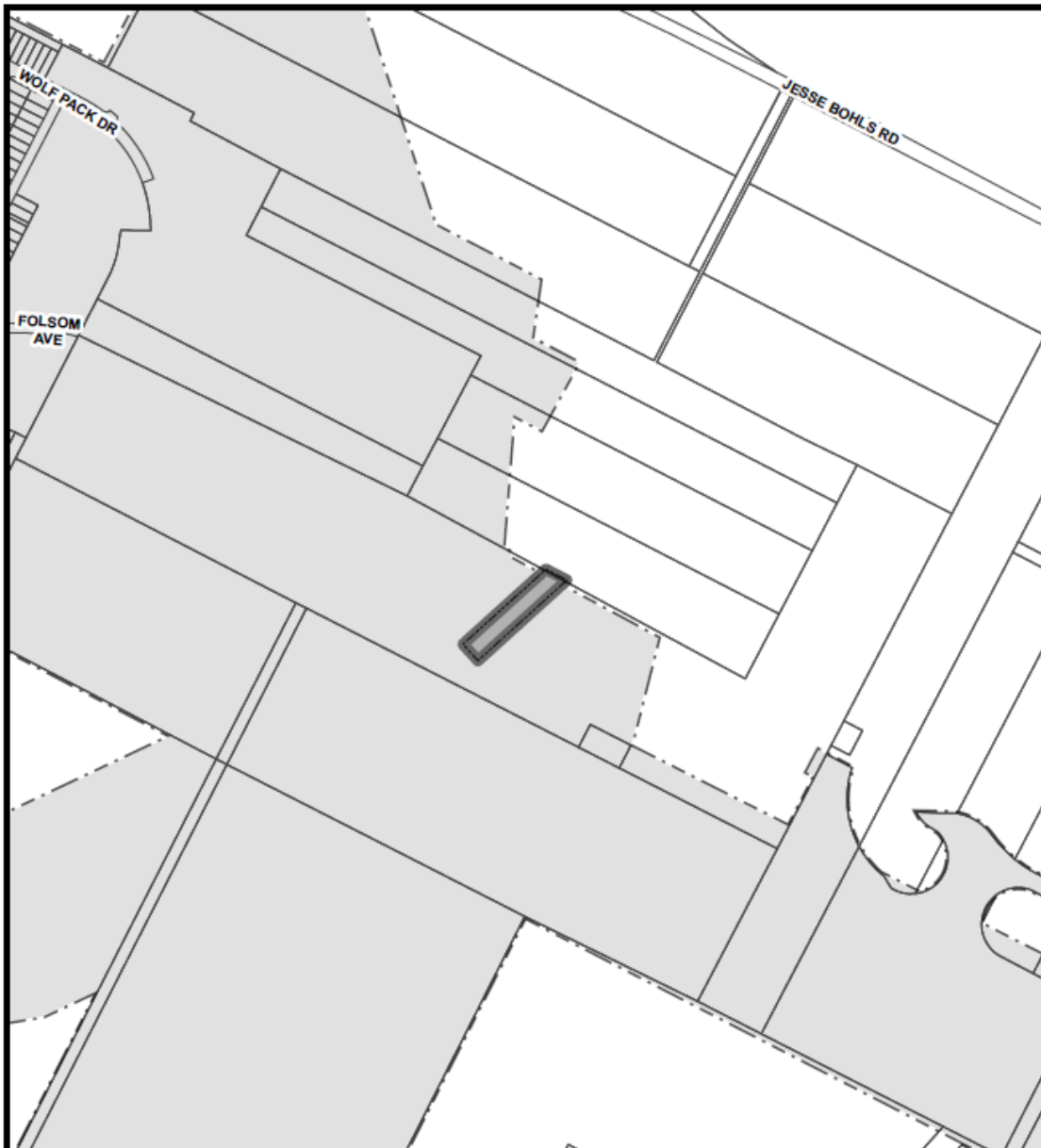
The final plat meets state and local requirements, Staff recommends approval of the final plat.







**ATTACHMENTS:**

- Location Map
- Carmel West Phase 3, Section 3 final plat (separate attachment)

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**LOCATION MAP:**



<p><b>Carmel West Ph 3 Sec 3</b></p> <p><b>Case Number: FP1910-02</b></p> <p><b>10/7/19</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> ETJ</li> <li> City Limits</li> </ul> <p>0 250 500 1,000 Feet</p>	<p style="text-align: center;"></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax roll information that is certified annually.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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