

STAFF REPORT

Planning and Zoning:	1/8/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2017-6408	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1703-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Carmel West Phase 2; a 191.623-acre tract of land out of the Joseph Wehl Survey No. 8, Abstract No. 802 and the William Caldwell Survey No. 66, Abstract No. 162 in Travis County, Texas.

LOCATION:

The property is located within the city limits, generally east of Weiss Lane, west of a tributary of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls, generally southeast of Weiss High School.

BACKGROUND:

The land encompassing the overall Carmel development, formally known as “Wildflower”, has been located in the City’s ETJ until recently, and planned as a single family development within a Municipal Utility District (MUD). In 2015, the former development agreements were amended to establish the Carmel development which includes an area west of Wilbarger Creek known as “Phase 1”, and an area east of Wilbarger Creek “Phase 2”. Phase 1 was approved as an in-city MUD within the development agreement and was subsequently annexed and rezoned to the Agriculture/Conservation (A) zoning district in February 2016 (ORD No. 1246-16-02-23). In June 2016, approximately 45.5 acres of the Carmel Phase 1 development was rezoned to the Single Family Mixed Use (SF-MU) district and approximately 240.7 acres was rezoned to the Single Family Residential (SF-R) district (ORD No. 1267-16-06-28).

A preliminary plan called Carmel West Phase 1 was approved in December 2016, and included 282 single-family lots located generally along the south and west boundary of Weiss Lane High School property, west of Wilbarger Creek. The proposed preliminary plan is a continuation of what the development agreement identifies as “Phase 1”, located west of Wilbarger Creek.

ANALYSIS:

Carmel West Phase 2 is a continuation of the development and contains a total of 617 single family lots in five sections. Land within the proposed preliminary plan is located in the SF-R and SF-MU districts, providing a variety of lot sizes and opportunities for a diversity of housing types. A total of 458 lots are proposed in the SF-R district and 159 lots are within the SF-MU district. Lots within the SF-MU zoning district will either have garages located off of an alley (rear loaded) through the access easement shown along the rear of lots in Blocks F and BB, or with garages located off of a common driveway/slip road, as provided with the access easement along the front of lots in Blocks M, N, O, R, S, and X. The remaining lots in the development will be standard, front loaded single family products with garages located off of the streets.

Additional open space, landscape, and drainage lots are proposed within all sections, and will be owned and maintained by the Homeowner’s Association or the MUD, as noted within the preliminary plan. Open space lots with a 10-ft hike and bike trail are proposed roughly mid-block to help break up the

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length of Blocks L, N, O, S, T, U, X, and Y. Wall, Fence, & Landscape easements are proposed along the side and back of lots in prominent areas to ensure the aesthetic of the neighborhood is maintained long term.

TRANSPORTATION:

Pleasanton Parkway and Wolf Pack Drive provide access into the subdivision from Weiss Lane and were constructed with the first phase of the Carmel development and with Weiss High School, respectively. An extension of both collectors, as well as additional local streets will provide internal vehicle circulation. Sidewalks will be provided along all streets, mid-block, and in the floodplain to increase regional pedestrian connectivity.

A TIA was provided with the first preliminary plan which analyzed the entire development's impact on the neighboring road infrastructure, mitigation, and identified the development's pro-rata share toward those improvements. The pro-rata share associated with development in this preliminary plan will be distributed among all the final plats located west of Wilbarger Creek (Phase 1) and will be paid prior to the recordation of each final plat as noted in the Carmel development agreement.

UTILITIES:

Water and wastewater utility service will be provided by the City of Pflugerville, through an in-city Municipal Utility District per the development agreement. A lift station in the eastern portion of the development will provide the infrastructure necessary to pump wastewater to Weiss Ln.

PARKS:

The Carmel development is an in-city MUD that is governed by a development agreement to establish a master planned community. As part of the development agreement, the developer is required to dedicate a total of 51.6 acres towards open space outside of the floodplain, 126.6 acres of open space within the floodplain, and 25.3 acres of open space encumbered by existing utility easements. The proposed preliminary plan includes a 7.76-acre tract in Section 1 and a 43.83-acre tract in Section 5. In addition to the aforementioned parkland, land adjacent to the 1849 Park was required to be dedicated with the first preliminary plan per the development agreement. Approximately 77.5 acres was dedicated to the city in May 2017.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum state and local requirements, and staff recommends approving the Carmel West Phase 2 Preliminary Plan.






ATTACHMENTS:

- Location Map
- Location of Carmel Parkland per Development Agreement
- Carmel West Phase 2 Preliminary Plan (separate attachment)

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LOCATION MAP:



<p>Carmel West Ph 2</p> <p>Case Number: PP1703-01</p> <p>3/14/2017</p>	<p>Legend</p> <ul style="list-style-type: none">  Preliminary Plat  City Limits  ETJ <p>0 900 1,800 Feet</p>	<p><small>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Pflugerville makes no warranty, representation, or guarantee of any kind regarding either the maps or information provided herein. The City of Pflugerville specifically disclaims all representations or warranties, express or implied, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information provided. For additional information please call the City's Geographic Information Services Division at (512) 960-0200 or visit the City's website at www.pflugerville.gov</small></p> <p></p>	<p>Locator Map</p> 
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LOCATION OF CARMEL PARKLAND PER DEVELOPMENT AGREEMENT

Exhibit K – City Land Plan
 Per Section 2.3

