

STAFF REPORT

Planning and Zoning:	3/3/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0225	E-mail:	kristing@pflugervilletx.gov
Case No.	FP2023-000228	Phone:	512-990-6300

SUBJECT: Approving a final plat for Carmel East Phase 1; an approximate 87.185 acres of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (FP2023-000228)

LOCATION:

The subject property is located generally west of Cameron Road and south of Jesse Bohls Drive.

ZONING: The property is in the City of Pflugerville Extraterritorial Jurisdictions (ETJ). The development is governed by a development agreement that limits the land use and development regulations to the Single-Family Residential (SF-R) and the Single-Family Mixed Use (SF-MU) districts.

ANALYSIS:

The land encompassing the overall Carmel development, formally known as “Wildflower”, has been planned as a single-family development within a Municipal Utility District (MUD). Carmel East, Phase 2 of the project, is an ETJ MUD. The plat establishes 290 residential lots that follow the Single-Family Residential (SF-R) and Single Family- Mixed Use (SF-MU) development standards.

TRANSPORTATION:

The final plat dedicates 17.826 acres of land for public streets within the subdivision. Approximately 2.56 acres are being dedicated to Cameron Road to account for the future widening of Cameron Road. Cameron Road is a county road along this section and is not currently funded for improvements.

UTILITIES:

The property is located within the City of Pflugerville CCN for wastewater and Manville CCN for water. Extensions of public lines are necessary to serve the subdivision and are reflected in the preliminary plan, as well as public improvement plans that are under review by the city. Additionally, there is a Capital Improvement Project (CIP) that is proposed for wastewater service in this area to address the added demand on the infrastructure in this area.

PARKLAND:

The plat established approximately 7.2 acres of parkland that will be publicly dedicated and will be maintained by the HOA.

STAFF RECOMMENDATION:

The final plat meets minimum state and local requirements, and staff recommends approval.

STAFF REPORT

ATTACHMENTS:

- Location Map
- Final Plat (attached separately)

STAFF REPORT

LOCATION MAP:

