

**STAFF REPORT**

<b>Planning and Zoning:</b>	3/3/2025	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>Agenda Item:</b>	2025-0226	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	FP2024-000034	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a final plat for Carmel East Phase 2; an approximate 46.815 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. (FP2024-000034).

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**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 223 residential lots that follow the Single-Family Residential (SF-R) and Single Family- Mixed Use (SF-MU) development standards.

**TRANSPORTATION:**

The final plat dedicates 9.374 acres of land for public streets within the subdivision. Right-of-way for Cameron Road adjacent to the section will be dedicated with Carmel East Phase 1.

**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:**

Parkland for the Carmel East Subdivision is dedicated with Phase 1 of the subdivision.

**STAFF RECOMMENDATION:**

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

**ATTACHMENTS:**



Pflugerville  
Planning & Zoning  
Commission

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**STAFF REPORT**

- Location Map
- Final Plat

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**LOCATION MAP:**

