

STAFF REPORT

Planning and Zoning:	5/6/2024	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2024-0236	E-mail:	samanthaf@pflugervilletx.gov
Case No.	PP2023-000111	Phone:	512-990-6323

SUBJECT: Approving a Preliminary Plan for Carmel East; an approximate 289.069- acre tract 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. (PP2023-000111)

LOCATION: The subject property is located generally southwest of the Cameron Rd and Jesse Bohls Rd intersection, generally east of Wilbarger Creek.

ZONING: The property is predominantly in the ETJ, with a small section in the city limits zoned currently as Agriculture/Development Reserve (A). The development is governed by a development agreement which limits the land use and development regulations to the Single-Family Residential (SF-R) and the Single-Family Mixed Use (SF-MU) districts.

BACKGROUND:

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). 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, Carmel West, is an in-city MUD and is currently under construction. Phase 2, Carmel East, is predominantly an ETJ MUD with some relatively minor portions located within the city limits. The proposed preliminary plan is for the Phase 2 area.

ANALYSIS:

Carmel East is planned to be developed in four phases and consist of 954 single family lots. Land within the proposed preliminary plan will follow the SF-R and SF-MU zoning district requirements, providing a variety of lot sizes and opportunities for a diversity of housing types. A total of 812 lots are proposed in the SF-R district and 142 lots are within the SF-MU district. Lots within the SF-MU zoning district will have garages located off a common driveway/slip road, as provided with the access easement along the front of lots in Blocks K, T, P, R, Q, and S. The remaining lots in the development will be standard, front-loading single-family products with garages located off of the local 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 length of Blocks. 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.

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TRANSPORTATION:

Right of way is proposed to be dedicated for the future expansion of Cameron Rd and Jesse Bohls Rd along the perimeter of the subdivision. Melber Ln, a proposed minor arterial, has been included in this preliminary plan to extend from Jesse Bohls Rd to the southern extent of the subdivision. In the future, Melber Ln will be extended southward to connect to Pleasanton Pkwy and eventually Cameron Rd to the south. Five collector level roads and 33 local roads are provided within the subdivision. All roadways will contain sidewalk as noted on the preliminary plan and will be owned and maintained by Travis County.

UTILITIES:

Water and wastewater utility service will be provided by the Municipal Utility District #24 per the development agreement.

PARKS:

The overall Carmel development contains an in-city MUD and an ETJ MUD, both of which are governed by a single development agreement (with amendments) to establish a master planned community. As part of the most recent amendment to the development agreement, parkland, park development fees, and trails are accounted for across the development. The agreement identifies 83.6 acres to be dedicated towards open space outside of the floodplain, 154.02 acres of open space within the floodplain, and 25.03 acres of open space encumbered by existing electric and gas utility easements. Carmel East, Phase 2 of the Carmel development, contains a total of approximately 59.42 acres of parkland. 34.15 acres of parkland will be owned and maintained by the City of Pflugerville, while the remaining 25.27 acres will be owned and maintained by the Municipal Utility District. Trails are provided throughout the open space areas to create a regional trail system east of SH 130. As part of the land dedication requirement, land adjacent to 1849 Park was to be dedicated with the first preliminary plan. Approximately 77.5 acres of parkland was conveyed to the city in May and June 2017. Two of the tracts that were dedicated are included in this preliminary plan and noted as such.

TREES:

A significant number of trees are on-site and are primarily located in the floodplain. The majority of trees are planned for protection, however if a protected tree needs to be removed, a tree mitigation plan in accordance with Subchapter 12 of the Unified Development Code, will be required prior to disturbance.

STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map
- Carmel East Preliminary Plan

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LOCATION MAP:

