

STAFF REPORT

Planning and Zoning:	12/5/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-5373	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1604-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Carmel West Phase I, Sections 1 & 2; a 147.153-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 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, and abutting portions of the eastern and southern boundaries of the future high school four.

ANNEXATION & ZONING:

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 Phase 1 of the proposed development as an in-city MUD. Following approval of the development agreement, Phase 1 was annexed and rezoned to the Agriculture/Conservation (A) zoning district (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). The proposed preliminary plan includes two sections within the recently rezoned areas.

ANALYSIS:

Section 1 of the preliminary plan contains 87 single family lots with a lot width ranging from 50 feet to 70 feet, as permitted by the SF-R zoning district. Section 2 contains a total of 195 single family lots zoned SF-R (185 lots) and SF-MU (8 lots), with lot widths ranging from 40 to 50 feet as permitted in the respective zoning district. The eight single family lots within the SF-MU district will either be alley loaded through the access easement shown along the rear of lots in Block F, or front loaded with access limited through a common driveway/slip road, as provided with the access easement along the front of lots in Block M. The remaining lots in the development will be front loaded.

Additional open space, landscape, and drainage lots are proposed within both 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 I, J, K, L, N. 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.

A temporary drainage easement is reflected across several lots in Blocks D, H, and I. The floodplain that encroaches into these lots is not part of FEMA floodplain, but is part of an overall drainage area that will

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be adjusted with drainage improvements associated with the development of the subdivision. A temporary drainage easement for the impacted areas will be established with the associated final plats.

TRANSPORTATION:

Access to the proposed development will be through an off-site roadway that has been conveyed as public right of way along the south side of the adjacent school district property. The road will provide a connection to Weiss Lane and will be constructed with Section 1 construction plans.

A TIA was provided with the preliminary plan which analyzed the proposed development's impact on the neighboring road infrastructure, mitigation, and identified the development's pro-rata share toward those improvements. The pro-rata share will be paid prior to the first final plat being considered by the Planning and Zoning Commission, per phase, or mitigation constructed and fiscal provided 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 and per the development agreement. A temporary lift station is being constructed in the eastern portion of Phase 1, and will provide the infrastructure necessary to pump wastewater to Weiss Ln.

PARKS:

The Carmel development is a master planned development that is governed by a development agreement between the developer and the City of Pflugerville. As part of the development agreement, the developer will be dedicating 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 which is encumbered by existing utility easements. In accordance with the development agreement, a land dedication is provided with the preliminary plan which includes:

- 1.128 acre tract: 0.470-acre in floodplain and 0.748-acre out of the floodplain
- 7.058 acre tract all out of the floodplain
- 25.250 acre tract: 19.347-acre in floodplain and 5.903-acre out of the floodplain

The parkland dedication that is provided with the preliminary plan is outside the limits of Section 1 & 2. Prior to December 31, 2016, an additional 44.0 acres of the aforementioned parkland will be dedicated in accordance with the development agreement.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum state and local requirements, and staff recommends approving the Carmel West Phase I Sections 1 & 2 Preliminary Plan.

ATTACHMENTS:

- Location Map
- Carmel West Phase I Sections 1 & 2 Preliminary Plan (separate attachment)

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LOCATION MAP:

