

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/5/2017	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2017-5904	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1702-03	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Carmel West Phase I, Section 2; a 39.886-acre tract of land out of the Joseph Wehl Survey 8, Abstract No. 802, and the William Caldwell Survey 66, Abstract No. 162 in Travis County, Texas.

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**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 boundaries of the Weiss high school property.

**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 final plat area is primarily zoned the Single Family Residential (SF-R) district, with exception of Lots 11-15, Block M and Lots 1-3, Block F, which are zoned Single Family Mixed Use (SF-MU) district.

**REQUEST:**

The final plat consists of 195 single-family residential lots, 1 private drainage and public utility easement lot, 1 private landscape and open space lot, 8 private landscape lots, 5 private open space lots, and 6 public streets. Landscape lots are provided generally between the rear/side of lots along Pleasanton Parkway and Wolf Pack Drive to establish additional setback and streetscape along the road. Wall, Fence, & Landscape easements are proposed along the rear/side of lots in prominent areas to ensure the aesthetic of the neighborhood is maintained long term. The private open space lots located in Blocks I, J, K, L, and N contain a 10-ft hike and bike trail and will provide pedestrian connectivity to break up the blocks. The configuration of this section is consistent with the preliminary plan.

The single family lots will primarily be traditional, front loaded garages with driveway access from the public streets. Lots 11-15, Block M will have a slip road and landscaping along the front of the lots in order to reduce the number of residential driveways directly accessing Wolf Pack Drive. The slip road and landscaping will be located within the 30’ access easement depicted across the lots and will be

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maintained by the HOA. Lots 1-3, Block F will have rear loaded garages with driveway access from a rear alley. The alley will be located within the 25' access easement depicted across the lots and will be maintained by the HOA.

### TRANSPORTATION:

Access into this section of the development will be from Weiss Lane through Pleasanton Parkway and Wolf Pack Drive, both of which are being constructed along the south and north sides, respectively, of the adjacent school district property. The off-site road segments are not included in the boundary of this final plat, as they were recently conveyed as right of way to the city by the school district, through separate deeds. In accordance with the development agreement, the off-site extent of Pleasanton Parkway and Wolf Pack Drive will be constructed at the same time as Phase 1, Section 1 and Section 2 to provide access into this section of the development. As noted on the plat, Section 2 cannot be accepted until Wolf Pack Drive is completed and accepted.

The Phase 1, Section 2 final plat includes segments of local streets named Casanova Avenue, Folsom Avenue, Lathrop Avenue, Borromeo Avenue, and an extension of the collector streets named Pleasanton Parkway and Wolf Pack Drive. The segments of Pleasanton Parkway and Wolf Pack Drive included within this plat will have a six foot wide sidewalk along both sides of the streets. Sidewalk along the remaining streets within the final plat will have a 4 foot wide sidewalk.

### 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 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 MASTER PLAN:

According to Goal 1 of the Parks Master Plan: *"Pflugerville will have a hierarchy of parks that form a complete system in order to serve the recreational needs of all residents, employees, and visitors to Pflugerville; provide desired recreational facilities near the people that will use them; and maintain the competitive edge the city enjoys due to its park network"*. Policies included within the goal encourage:

1. An increase in the amount of parks and facilities to continue the present and future needs;
2. Locating parks and open space facilities so that residents are within a five-minute walking distance of one or more parks or open space facilities; and
3. Proactively solicit partnerships and coordinate the provision of parks and recreational programs with other governmental bodies, community organizations, and private entities.

### PROVIDED PARKS:

The final plat does not include any dedicated public parkland, however private open space is provided through the landscape lots, open space/drainage easements, and open space pass through lot. The pass through lot will contain a 10-ft wide hike and bike trail to provide mid-block pedestrian connectivity between this section and future sections of the development. Sidewalks are provided along both sides

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of all streets included in the boundary of the final plat, and begin a pedestrian route that will connect residents to future open space and park areas within and adjacent to the Carmel development. Private amenities are anticipated to be provided within future sections of the development, and anticipated within approximately ¼ mile from the proposed plat.

Carmel is a master planned community with planned parkland and open space throughout the development. Currently identified in the Parks Master Plan as an underserved park area, the developer of Carmel will be dedicating 51.6 acres towards open space located outside of the floodplain, a dedication which is expected to be approximately 5.7 acres above the minimum requirement. In addition, 126.6 acres of open space within the floodplain, and 25.3 acres of open space encumbered by existing utility easements will also be dedicated as open space. In accordance with the Parks Master Plan and as documented in the development agreement, approximately 2.4 miles of hike and bike trail are expected to be provided throughout the development. With the excess park land, additional floodplain acreage, and trail construction, the park development fee applicable to all plats in Carmel will be \$124 per lot, as stated in the development agreement. The addition of the parks and open space to be provided throughout Carmel, as well as the addition of 1849 Park adjacent to the development, ensures the overall development is consistent with Goal 1 of the Parks Master Plan and its associated policies.

In accordance with the development agreement, four tracts totaling approximately 77 acres located adjacent to the northern extent of 1849 Park are to be dedicated as parkland. On May 23, 2017, the City Council approved the land conveyance.

### **STAFF RECOMMENDATION:**

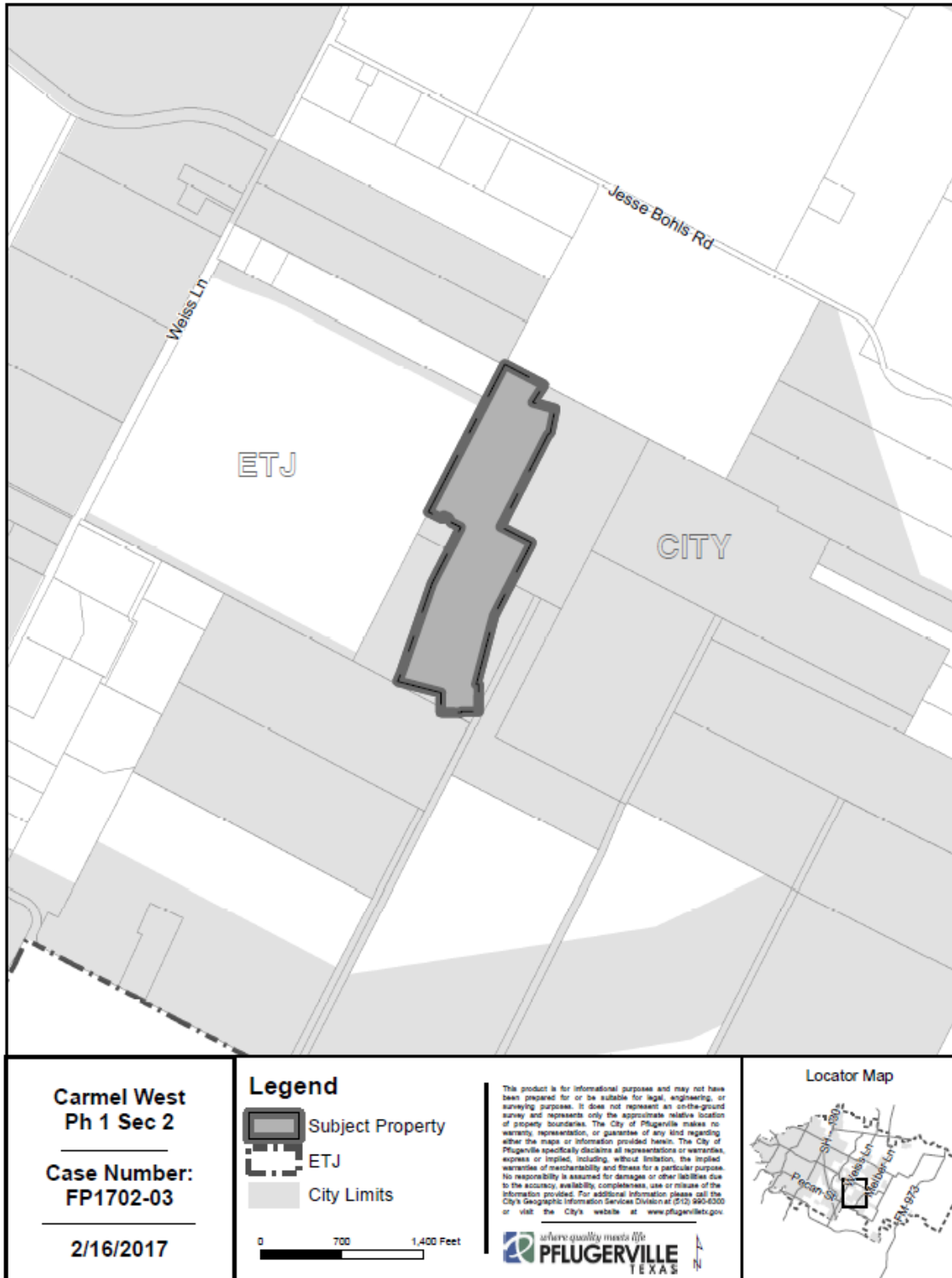
The final plat meets the minimum state and local requirements, is consistent with the development agreement and preliminary plan, and Goal 1 of the Parks Master Plan. Staff recommends approval.

### **ATTACHMENTS:**

- Location Map
- Location of Carmel Parkland per Development Agreement
- Carmel Phase 1, Section 2 Final Plat (separate attachment)

## FINAL REPORT

### LOCATION MAP:



**FINAL REPORT**

**LOCATION OF CARMEL PARKLAND PER DEVELOPMENT AGREEMENT**

Exhibit K – City Land Plan  
Per Section 2.3

