

STAFF REPORT

Planning and Zoning:	5/7/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2018-6759	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1801-02	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Carmel West Phase 2, Section 3; a 28.602-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.

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 generally southeast of Weiss High School.

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 includes lots within both districts.

REQUEST:

The final plat consists of 122 single-family residential lots, 4 private landscape lots, 1 drainage and wastewater easement lot, and 8 public streets. Landscape lots and Wall, Fence, & Landscape easements are provided on the side of lots along Pleasanton Pkwy to establish additional setback and enhanced streetscape along the road. 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 4-17, Block BB fronting on Pleasanton Pkwy 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 both Pleasanton Pkwy and Wolf Pack Drive, two separate collector level roadways extending from Weiss Lane along the south and north sides of the school district property, respectively.

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This final plat includes segments of new local streets named Folsom Avenue, Arcata Avenue, Calipatria Lane, Caperi Drive, Dumas Cove, Dumas Street, Borromeo Avenue, and an extension of the collector street named Pleasanton Parkway. The segment of Pleasanton Parkway included within this plat will have a six foot wide sidewalk along both sides of the street. 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 lift station in the eastern portion of Phase 1, will provide the infrastructure necessary to pump wastewater to Weiss Ln.

PARKS:

Carmel is a master planned community with planned parkland and open space throughout the development. In total 51.6 acres of land located outside of the floodplain will be dedicated as parkland, 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. Five tracts totaling 77.53 acres located adjacent to the northern extent of 1849 Park were dedicated in May 2017.

No public parkland is included with this final plat. Private open space is provided through the few landscape lots along Pleasanton Pkwy and will be established along the east side of Block Z. Previously dedicated land now associated with the 1849 Park is along the east side of Block AA. Sidewalks are provided along both sides of all streets included in the boundary of the final plat, and an extension of the hike and bike trail is located along the eastern boundary of this section. Park development fees are established within the development agreement and will be required to be paid prior to plat recordation.

STAFF RECOMMENDATION:

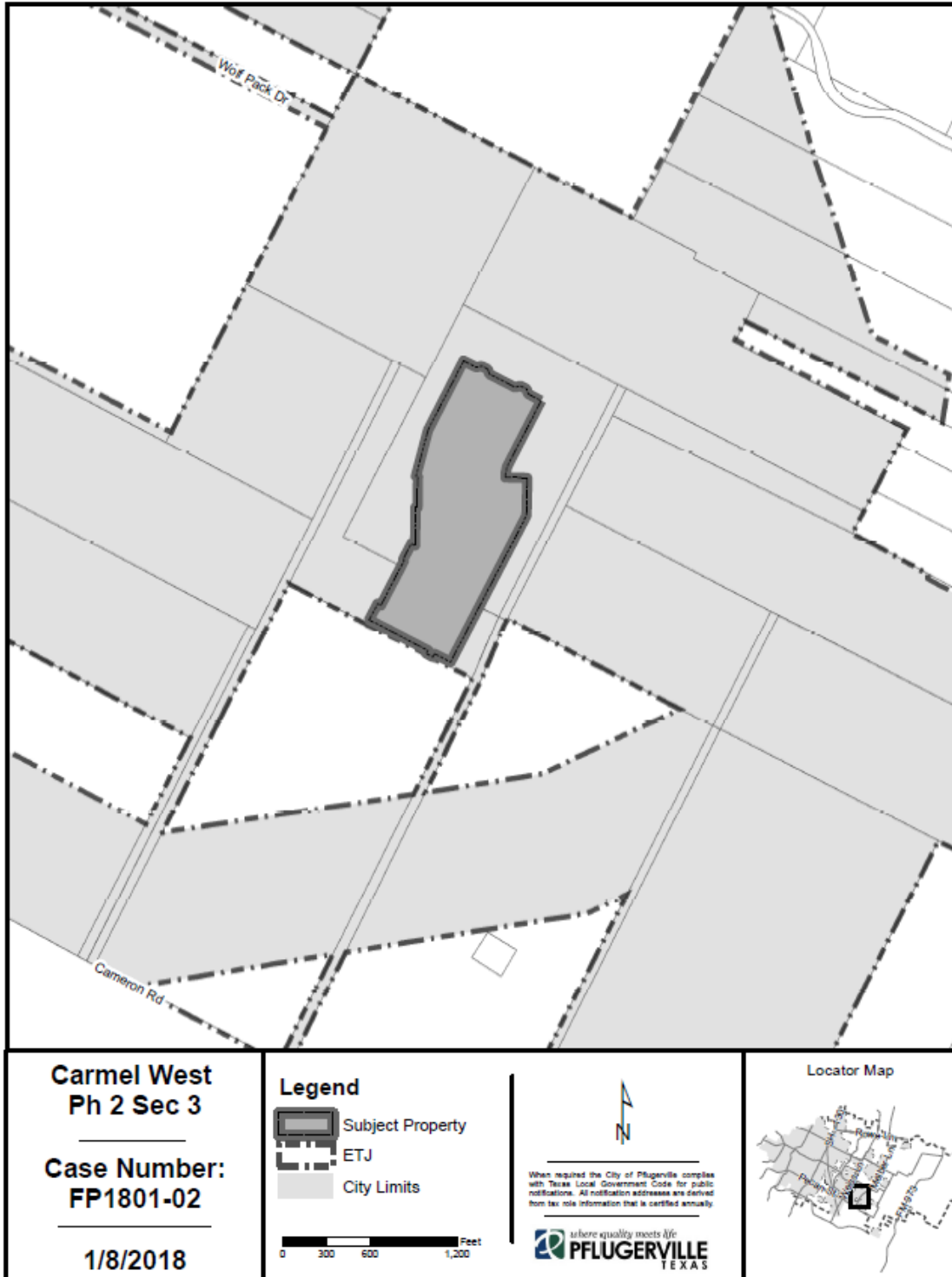
The final plat meets the minimum state and local requirements, is consistent with the development agreement and preliminary plan. Staff recommends approval.

ATTACHMENTS:

- Location Map
- Location of Carmel Parkland per Development Agreement
- Carmel Phase 2, Section 3 Final Plat (separate attachment)

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LOCATION MAP:



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LOCATION OF CARMEL PARKLAND PER DEVELOPMENT AGREEMENT

Exhibit K – City Land Plan
Per Section 2.3

