

STAFF REPORT

Planning and Zoning:	5/7/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2018-6767	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1803-01	Phone:	512-990-6300

SUBJECT: Approving a Revised Preliminary Plan for Carmel West Phase 2; a 211.201-acre tract of land out of the Joseph Weihl Survey No. 8, Abstract No. 802 and the William Caldwell Survey No. 66, Abstract No. 162 in Travis County, Texas. (PP1803-01)

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, generally southeast of Weiss High School.

BACKGROUND:

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 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 was approved as an in-city MUD within the development agreement and was subsequently annexed and rezoned to the Agriculture/Conservation (A) zoning district in February 2016 (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).

A preliminary plan called Carmel West Phase 1 was approved in December 2016, and included 282 single-family lots located generally along the south and west boundary of Weiss Lane High School property, west of Wilbarger Creek. The Carmel West Phase 2 preliminary plan is a continuation of the development, and was approved with a total of 617 single family lots in five sections by the Planning and Zoning Commission on January 8, 2018.

ANALYSIS:

The proposed revision to the Carmel West Phase 2 preliminary plan adds two amenity areas along the eastern edge of the subject preliminary plan, the hike and bike trail extension within the added lots, and includes an extension of Wolf Pack Drive with utilities to provide access to the future amenity center. No further changes were made to the single family lot count or configuration of the subdivision.

TRANSPORTATION:

Pleasanton Parkway and Wolf Pack Drive provide access into the subdivision from Weiss Lane and were constructed with the first phase of the Carmel development and with Weiss High School, respectively. An extension of both collectors, as well as additional local streets will continue to provide internal vehicle circulation. Sidewalks will be provided along all streets, mid-block, and in the floodplain to increase regional pedestrian connectivity.

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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.

PARKS:

No changes to public parkland have been proposed in the proposed revision. Two private parkland/amenity lots have been included in the revised preliminary plan, which are anticipated to include private HOA amenities. A north/south hike and bike trail segment has been included in the added amenity lots per the development agreement.

STAFF RECOMMENDATION:

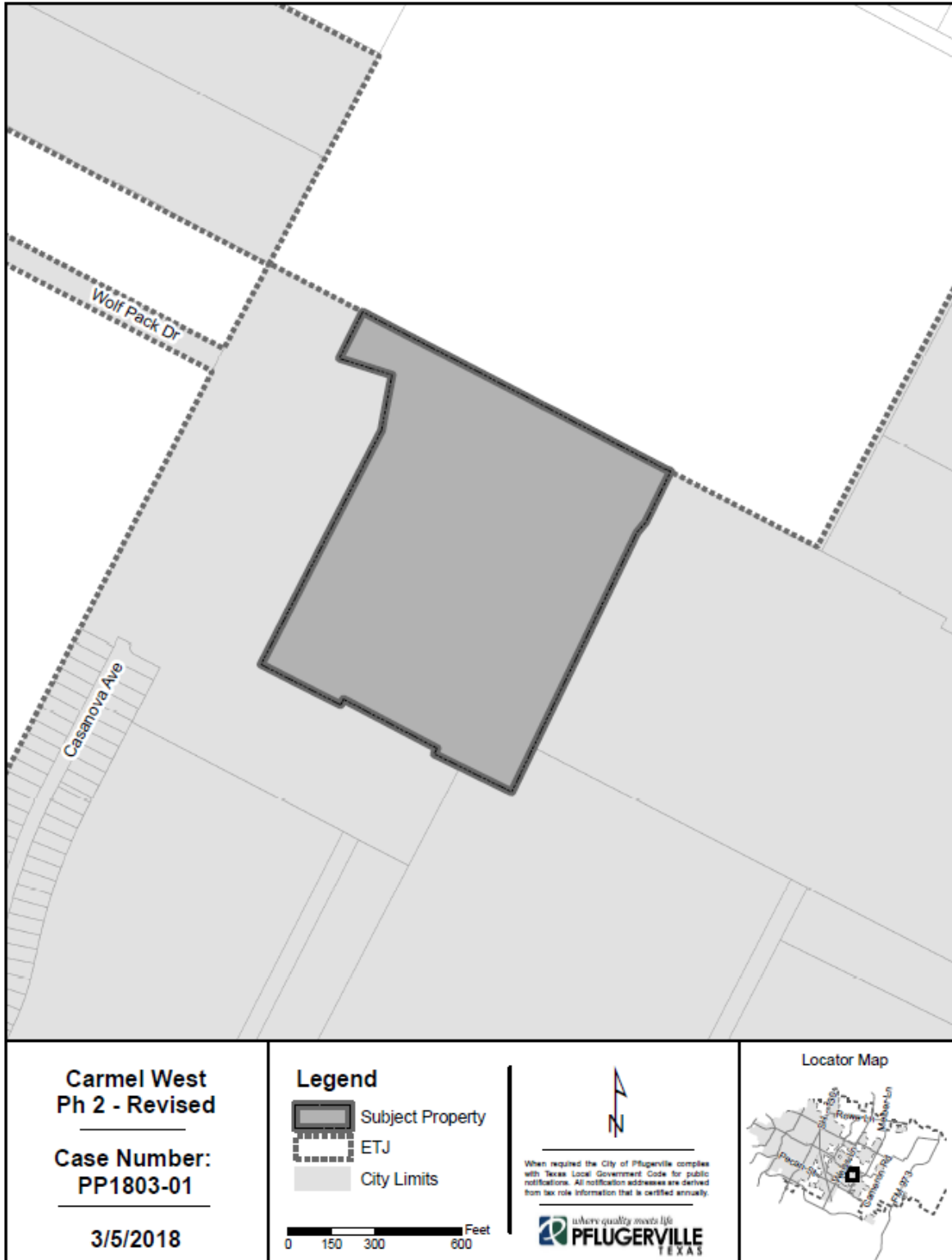
The proposed subdivision meets the minimum state and local requirements, and staff recommends approving the Carmel West Phase 2 Revised Preliminary Plan.

ATTACHMENTS:

- Location Map of Revised Area
- Location of Carmel Parkland per Development Agreement
- Carmel West Phase 2 Revised Preliminary Plan (separate attachment)

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LOCATION MAP of REVISED AREA:



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LOCATION OF CARMEL PARKLAND PER DEVELOPMENT AGREEMENT

Exhibit K – City Land Plan
Per Section 2.3

